



23 Mill Chase Gardens, Wakefield,  
WF2 9SP

£725 per month





### **ENTRANCE HALL**

With door leading to stairs.

### **CLOAKROOM**

A useful cloakroom located in the hallway, having low flush w/c, wash basin, central heating radiator and double glazed window.

### **LIVING ROOM** 11'1" (3.38) x 13'5" (4.1) (At widest point).

This good-sized living room with laminate flooring throughout, and electric wall mounted feature fire, double glazed window overlooking the front garden, and central heating radiator.

### **KITCHEN/ DINER** 14'2" x 8'9" (4.32m x 2.67m).

A modern fully fitted kitchen having light oak veneered wall and base units. The kitchen has an integrated gas hob and electric oven, plumbing for a dishwasher, washing machine and space for a fridge freezer. There is a useful under stair storage cupboard, and ample space for a dining table and chairs. Patio doors lead out on to the back garden.

### **BEDROOM ONE** 14'2" (4.33) x 11'7" (3.52) (widest point).

Double bedroom having fitted wardrobed, airing cupboard, double glazed window overlooking the rear garden and central heating radiator.

### **BEDROOM TWO** 7'7" x 10'6" (2.3m x 3.2m).

Good sized bedroom having built in storage cupboard, double glazed window overlooking the rear garden and central heating radiator.

### **BATHROOM**

A contemporary three-piece suite having bath with shower over, wash basin, and low flush w/c. splash back tiles to the bath and sink, double glazed window and central heating radiator.

### **OUTSIDE SPACE**

To the rear of the property there is a private low maintenance garden being mainly laid to lawn, having a decked area. To the front, a garden with parking.

## TENANT INFORMATION

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Immediately Subject to Referencing  
Rent £725.00

A Refundable Tenancy Deposit £836.00

Council Tax Band B

As well as paying the rent and payment in respect of utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £167.00

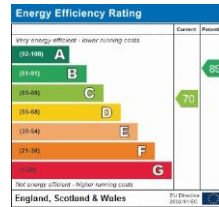
During The Tenancy payable to the Agent/ landlord  
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

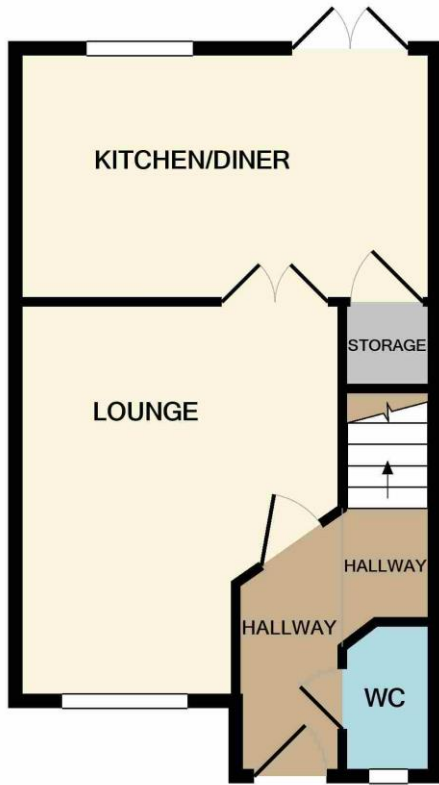
Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

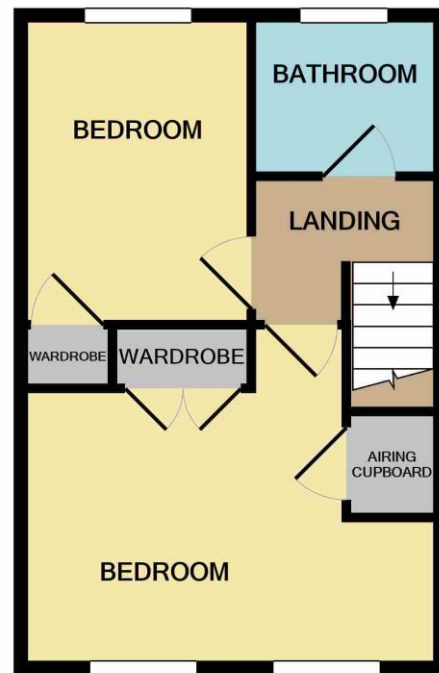
Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.



Council Tax Band: B



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2021

4/6 Newstead Road  
 Wakefield  
 WF1 2DE

Tel: 01924 299494  
 Email: [lettings@holroydmiller.co.uk](mailto:lettings@holroydmiller.co.uk)  
[www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)

