



The Close, 385 Barnsley Road,  
Wakefield, West Yorkshire, WF2 6BA

£1,250 per month







### Outer Entrance Porch Leads to...

#### **Dining Hall** 14'11" x 17'2" (4.55m x 5.23m).

With feature fire surround with tiled inset and hearth, feature open staircase with under stairs storage cupboard, leaded window, central heating radiator.

#### **Cloakroom/WC**

With wash hand basin.

#### **Breakfast Room** 13'3" x 9'3" (4.04m x 2.82m).

With storage cupboard containing central heating boiler, double panel radiator.

#### **Kitchen** 9'5" x 8'3" (2.87m x 2.51m).

Fitted with a matching range of painted oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, tiling between the worktops and wall units, rear entrance door and window.

#### **Living Room** 19' (5.80) x 13'2" (4.02) plus walk in bay window.

A light and airy room with double glazed windows to two aspects, feature polished wood mantle with open grate, single and double panel radiators.

#### **Sitting/Family Room** 14'1" x 11'9" (4.3m x 3.58m).

With sliding double glazed patio doors leading onto the rear garden, double glazed window, central heating radiator.

### Stairs Lead to...

#### **First Floor Landing**

With two built in storage cupboards, single panel radiator, leaded window.

#### **Bathroom**

Comprising; pedestal wash basin, panelled bath, tiling, shower cubicle, double panel radiator, separate low flush w/c,



**Bedroom to Front** 13'3" x 9'3" (4.04m x 2.82m).  
Secondary double glazed window, period style fire surround, double panel radiator.

**Bedroom** 14'11" x 9'5" (4.55m x 2.87m).  
Having fitted wardrobes, overhead cupboards, double panel radiator.

**Master Bedroom** 13'3" x 19' (4.04m x 5.8m).  
With dual aspect double glazed windows, built in wardrobes, double panel radiator.

**Bathroom**  
Comprising; pedestal wash basin, low flush w/c,, panelled bath, tiling, double panel radiator.

**Guest Bedroom** 11'11" x 14'4" (3.63m x 4.37m).  
With built in fitted wardrobes, double glazed French doors leading onto balcony overlooking the rear garden, double panel radiator.

**Outside**  
The property is set well back from Barnsley Road with sweeping driveway providing ample off street parking. The property stands in generous grounds with mainly laid to lawn gardens to the front, side and rear with vegetable garden, mature trees and shrubs retain a high degree of privacy.

**Tenant Information**  
Landlord Requirements  
Sorry No Sharers  
Sorry No Smokers

Pets Considered Subject to Landlord Requirements  
Available - Majority Unfurnished - with some items to be included. Please contact the office for further information.

Please note that this will be offered on a short term let only and the property will be marketed for sale along side the Tenancy

Date Available from March 2023 subject to referencing.  
Rent £1250.00  
A Refundable Tenancy Deposit £1442.00

Council Tax Band F

As well as paying the rent and payment in respect 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 £288.00

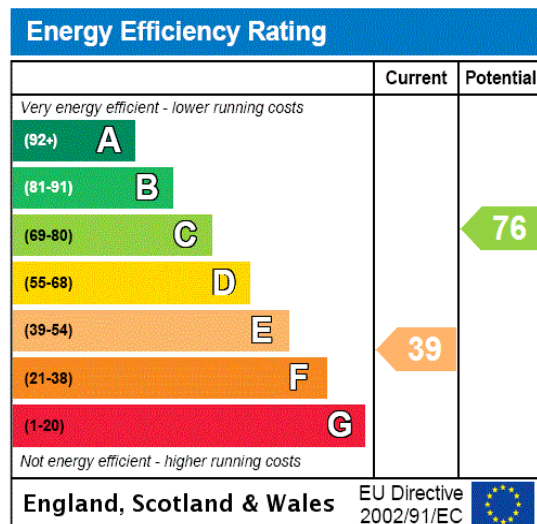
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.





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