



44 Almshouse Lane, Newmillerdam,
Wakefield, West Yorkshire, WF2 7ST

£895 per month





Entrance Porch 14' x 16' (4.27m x 4.88m).

With entrance door, double glazed window, central heating radiator, laminate wood flooring and double doors lead through to....

Lounge 14'1" x 16'1" (4.3m x 4.9m).

Spacious living room with laminate wood flooring, beamed ceiling, two wall light points, exposed stone brick to the window reveals with double glazed window, multi fuel stove set on stone hearth, central heating radiator

Breakfast Kitchen 16'3" x 10'5" (4.95m x 3.18m).

Fitted with a matching range of modern shaker style fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, feature Raeburn cooker being gas fired and firing the central heating system, integrated appliances including, washing machine, dishwasher and fridge with freezer compartment, tiling between the worktops and wall units, beamed ceiling, exposed brick work to the open staircase, under stairs storage cupboard, double glazed window and central heating radiator.

Stairs Leads to...

Split Level Landing

With feature circular double glazed window.

Combined Bathroom

Furnished with white suite, comprising, pedestal wash basin, low flush wc, panelled bath, separate shower cubicle with electric shower, tiling and tiled to the floor, exposed stone work, two double glazed windows, central heating radiator.

Bedroom To Front 14'1" (4.3) x 10'4" (3.15) *plus recess.*

Having built in wardrobes, polished wood floor, beamed ceiling, exposed stonework, double glazed window with open views, central heating radiator.

Bedroom To Rear

10'8" (3.25) x 12' (3.66) (10'8" (3.26) (narrowing to 6'4" (1.92)) x 12'1" (3.68)).

Having mullion double glazed window, beamed ceilings, storage cupboard over staircase, central heating radiator.

Outside

An enclosed garden area with attractive Yorkshire stone paved patio and gated access from Almshouse Lane, useful garden shed with power laid on and raised flower beds.

To The Rear Small garden area. On street parking.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Available Unfurnished

Date Available: Contact the Office to Discuss

Rent £895.00

A Refundable Tenancy Deposit £1032.00

Council Tax Band C

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 £206.00

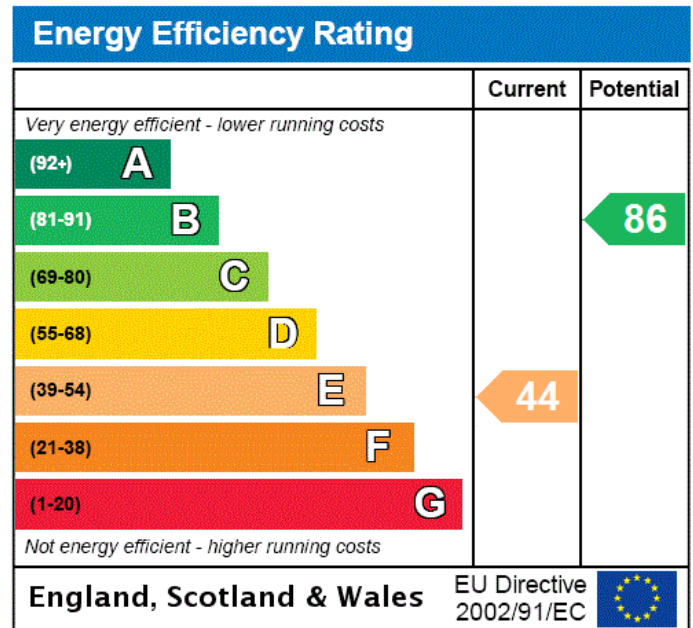
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

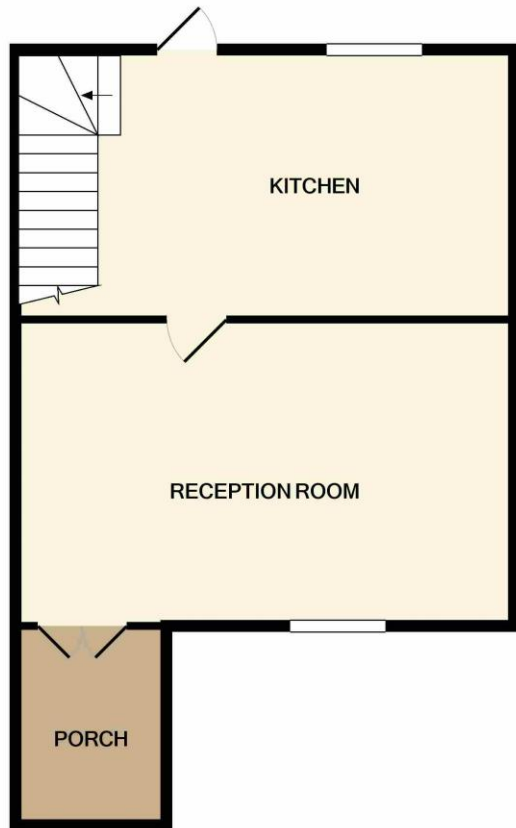
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

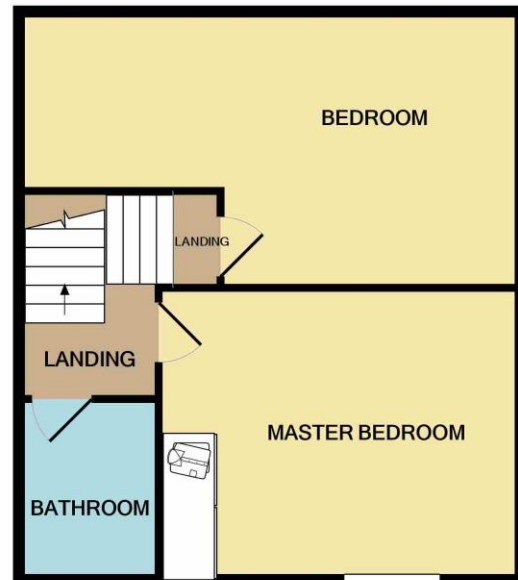
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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.





GROUND FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

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
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