



7 St. Christophers Walk, Wakefield,  
West Yorkshire, WF1 2UP

£650 per month





### Communal Entrance

### Apartment Entrance Hall

**Open Plan Lounge** 19'10" (6.04) x 13'1" (4.00)  
(narrowing to 6'4" (1.94)).

Spacious lounge having laminate wood flooring, cupboard housing central heating boiler, central heating radiators, double opening patio doors with Juliette balcony overlooking communal gardens, two useful store cupboards.

**Kitchen** 6'1" x 8'11" (1.85m x 2.72m).

Separate fitted kitchen with a matching range or shaker style wall and base units contrasting worktops, integrated oven with gas hob and extractor over, 1 1/2 sink and drainer, splashback tiling, washing machine and freestanding fridge/ freezer.

### **House Bathroom**

Fitted with a white suite comprising of pedestal hand basin, low flush w.c, bath with glass shower screen and shower over, tiling, central heating radiator, cupboards.

**Bedroom** 13'5" x 8'11" (4.1m x 2.72m).

Good sized bedroom with laminate wood flooring, central heating radiator and double glazed window.

**Bedroom** 9'10" x 6'7" (3m x 2m).

With laminate wood flooring, central heating radiator and double glazed window.

### **Outside**

Communal Gardens and allocated parking space

### **Landlord Requirements**

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: August 2022

Rent £650.00

A Refundable Tenancy Deposit £750.00

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 £150.00

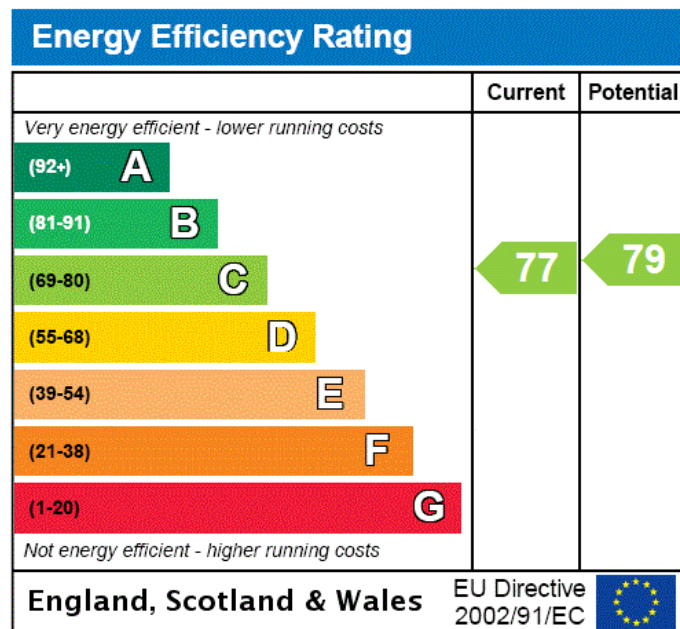
During The Tenancy payable to the Agent/ landlord  
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

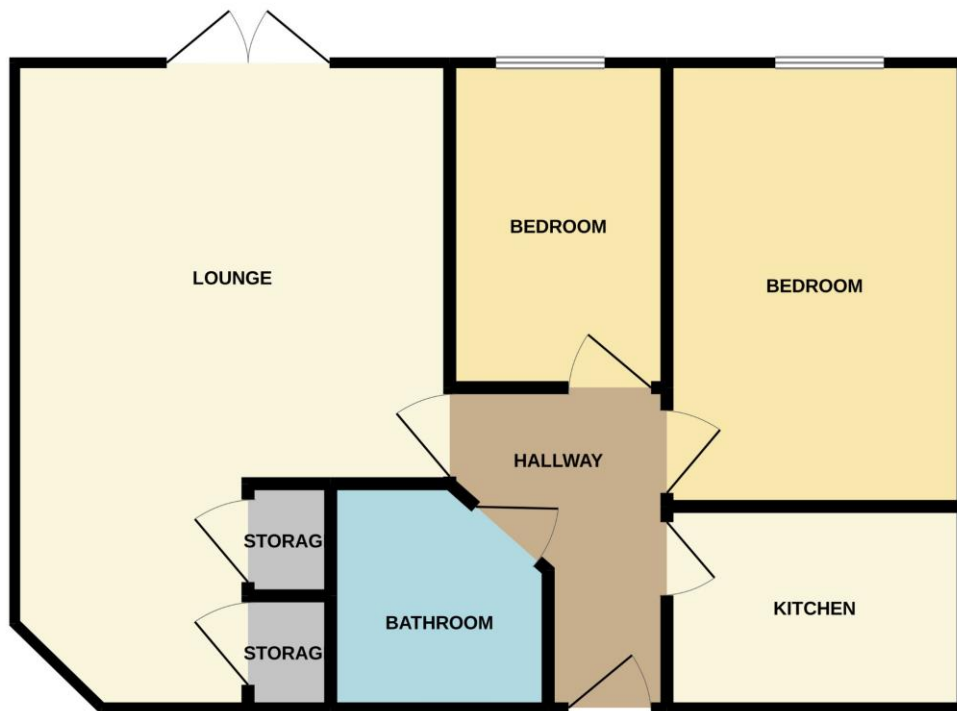
Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 5/2022

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