



8B, Twitch Hill, Horbury, Wakefield,
West Yorkshire, WF4 6NA

£750 per month





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Entrance Vestibule

With double glazed entrance door leads to....

Inner Hallway

With understairs storage cupboard and separate airing/cylinder cupboard with further storage.

Living Room 14'4" x 11'6" (4.37m x 3.5m).

With feature fire surround and hearth with electric fire, sliding double glazed patio doors lead onto the rear garden.

Breakfast Kitchen 12'7" x 8'3" (3.84m x 2.51m).

Superbly appointed with a matching range of grey fronted wall and base units, contrasting worktop areas extending to fitted breakfast bar, colour coordinated sink unit, monobloc tap fitment, automatic washing machine - which the Landlord will not maintain, fitted oven and hob with extractor hood over, tiling, laminate wood flooring, double glazed window, electric heater.

Bedroom to Front 9'6" (2.90) x 6' (1.84) to wardrobe fronts. Having fitted wardrobes, electric panel heater, double glazed window.

Master Bedroom to Rear 10'4" x 11'6" (3.15m x 3.5m).

With two double glazed windows overlooking the garden, fitted wardrobes and drawers, electric heater.

Outside

Resin driveway provides off street parking and leads to garage (5.15m x 3.49m) with up and over door with power and light laid on, steps lead up to first floor with under storage useful for bins. To the rear, paved patio seating area and further well-kept lawned communal gardens.

Please note the property is Leasehold

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Part Furnished

Material Information

Rent £750.00

A Refundable Tenancy Deposit £865.00

Council Tax Band A

EPC Rating E51

Date Available: Immediately Subject to referencing

Property Type: Purpose Built First floor apartment

Property Construction: Brick

Holroyd Miller understand that the electric and water supply are mains supplied.

Holroyd Miller understand that the water is on a meter.

Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

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 £173.00

During The Tenancy payable to the Agent/ landlord

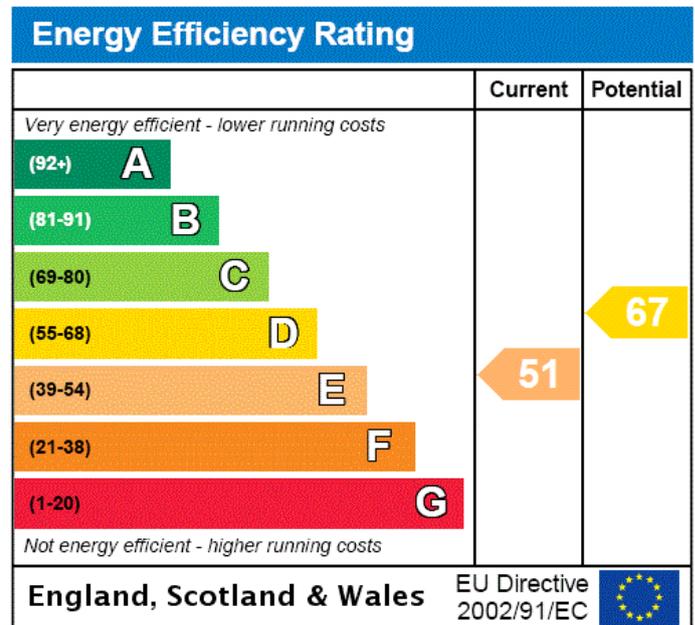
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

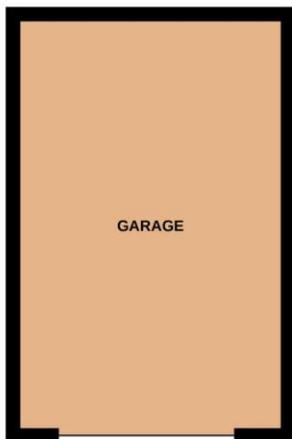
Early termination of Tenancy; The Tenant is required to pay the rent and payment in respect of all utilities as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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.



LOWER GROUND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

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.
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