



44 Coach Road, Wakefield,
West Yorkshire, WF1 3EZ

£700 per month



holroyd
miller

Lettings



Lounge 14' x 11'5" (4.27m x 3.48m).

Neutrally decorated room with Upvc door, double glazed window, central heating radiator.

Dining Kitchen 14' x 14'8" (4.27m x 4.47m).

Spacious dining kitchen fitted with a range of white wall and base units, complementary work surfaces, 1 1/2 sink and drainer, contrasting splash back tiling, exposed brickwork and range style oven, space and plumbing for automatic washing machine and freestanding fridge/freezer, double glazed window, central heating radiator, Upvc door leading to rear garden, door providing access to cellar.

Please note that the Landlord will not be responsible for the maintenance of the washing machine
The fridge/freezer is not included in the let.

Cellar

Stairs

Leads to ...

Landing

Bedroom Front 14' x 11'8" (4.27m x 3.56m).

Good sized bedroom to front, being neutrally decorated, double glazed window and central heating radiator.

Bedroom Rear 9'3" x 10'8" (2.82m x 3.25m).

Good sized bedroom to rear, being neutrally decorated, double glazed window and central heating radiator.

Bathroom

House bathroom fitted with three-piece white suite comprising; low flush w.c, bath with shower attachment, vanity style hand basin, separate walk-in shower, double glazed window, tall heating towel rail.

Outside

The property has on street parking to the front. To the rear the property has an enclosed rear garden with patio area, mainly laid to lawn garden with border.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: November 2022 subject to referencing.

Rent £700.00

A Refundable Tenancy Deposit £807.00

Council Tax Band A

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 £161.00

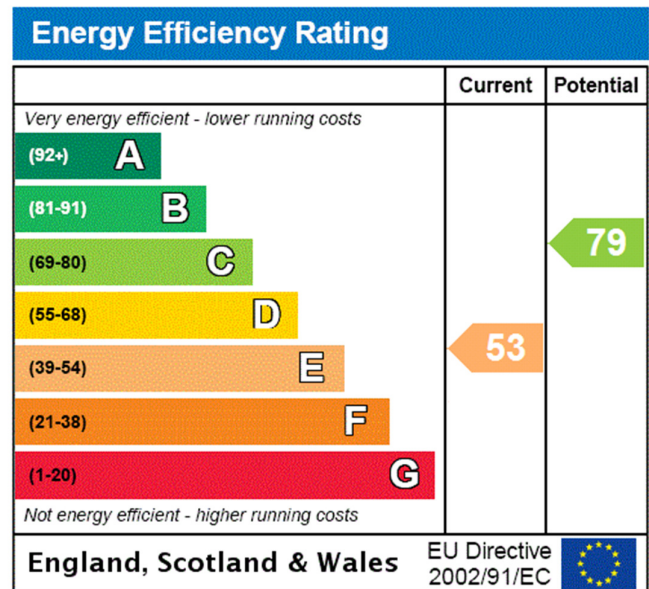
During The Tenancy payable to the Agent/ landlord
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.

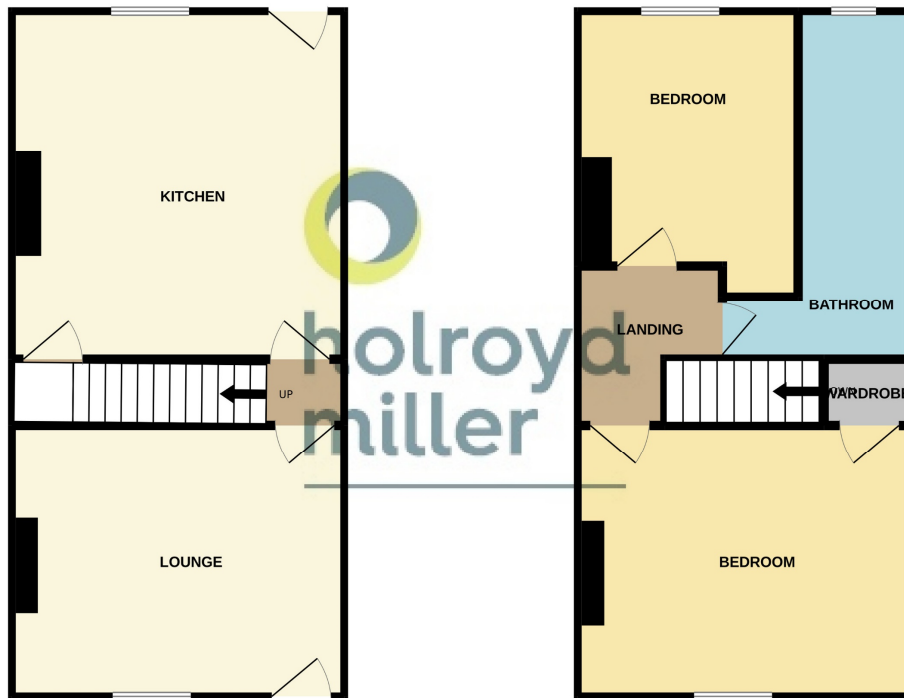
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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

1ST 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.
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