

10a Trafalgar Road, Dewsbury, West
Yorkshire, WF13 4LG

£375 per month



Communal Entrance Hall

Shower Room

Fitted with a double walk-in shower cubical with electric shower over, low flush w.c, hand basin, frosted double glazed window.

Stairs

Communal stairs leads up to further accommodation

Lounge/ Kitchen 20'2" x 14'2" (6.15m x 4.32m).

Spacious open plan lounge kitchen area with sloping roof, large window and double-glazed window, wall mounted electric heaters. Kitchen fitted with a range of wall and base units, complimentary work surfaces, oven with electric hob over, stainless steel sink.

Bedroom 13'9" x 14'2" (4.2m x 4.32m).

Again, having a sloping roof and Velux style window, electric wall mounted heater, neutrally decorated.

Outside

There is opportunity for parking on a first come first serve basis.

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Immediately subject to referencing.

Rent £375.00

A Refundable Tenancy Deposit £432.00

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 £86.00

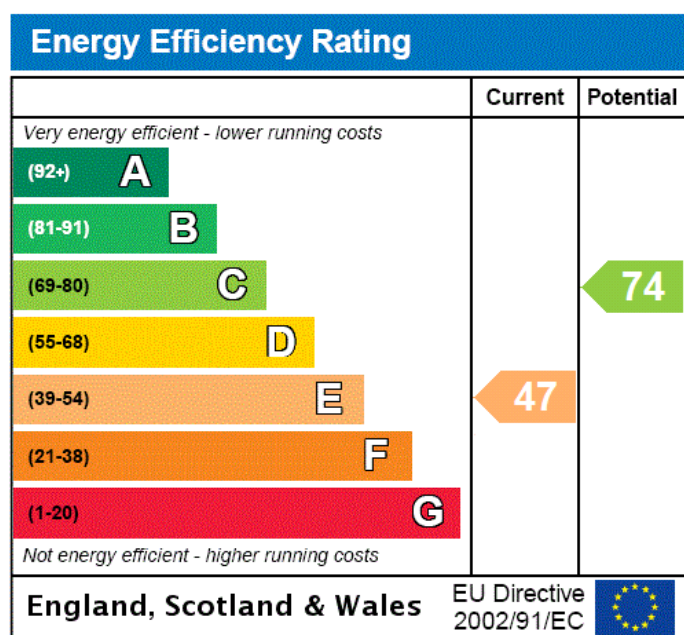
During The Tenancy payable to the Agent/ landlord
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant
requests a change to the tenancy agreement.

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.

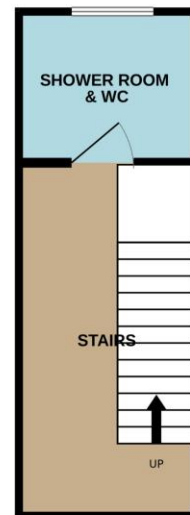
Holroyd Miller is a member of RICS Client Money
Protection Scheme, which is a client money protection
scheme and is also a member of The Property
Ombudsman Scheme which is a Redress Scheme. You
can find out more details by contacting the agent
direct.



FIRST FLOOR



TOP 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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