



Apartment 96, Mill House, Textile  
Street, Dewsbury, West Yorkshire,  
WF13 2EY

£675 per month







#### **Communal Entrance**

To second floor with door into entrance hall.

#### **Entrance Hall**

An L shaped entrance hall with airing cupboard, store cupboard, video entry phone system and electric programable electric heater.

#### **Lounge and Kitchen** *16'2" x 10'7" (4.93m x 3.23m).*

A delightful and spacious contemporary living zone enjoying natural light from two aspects with double glazed windows. Kitchen area with a range of wall and base units with a granite effect roll top work surface with inset stainless steel one and half bowl sink with mixer tap and drainer, electric halogen hob with electric oven, stainless steel splashback, stainless steel hood over, integrated fridge/freezer, washing machine. Opening to spacious lounge and dining area where there are two electric wall mounted heaters.

#### **Bedroom One** *8'5" x 8'7" (2.57m x 2.62m).*

Measurement excludes recess by door.

Double glazed window, electric wall mounted heater, double doors opening to wardrobe and door to en-suite shower room.

#### **En-Suite Shower Room** *6'8" x 4'5" (2.03m x 1.35m).*

Fitted with shower enclosure, thermostatic shower with adjustable head, vanity wash hand basin, concealed flush W/C, tiled splashbacks and tiled floor, chrome heated towel rail, down lights and extractor fan.

#### **Bedroom Two** *11'1" x 10'8" (3.38m x 3.25m).*

Good sized second bedroom. with radiator and double glazed window.

#### **Bathroom** *6'3" x 6'11" (1.9m x 2.1m).*

Fitted with white and chrome suite comprising rectangular panel bath with mixer tap/shower tap, semi pedestal wash hand basin, wall hung W/C with concealed flush, tiled splashback, tiled floor, downlight, extractor fan and electrical heated towel rail.

## Outside

The property has allocated permit parking.

## Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: April 2024

Rent £675.00

A Refundable Tenancy Deposit £778.00

Council Tax Band B

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 £155.00

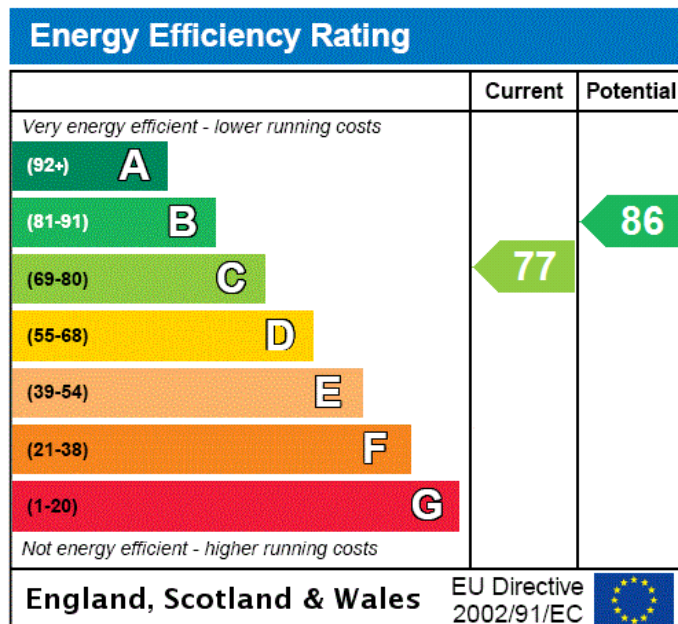
During The Tenancy payable to the Agent/ landlord  
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

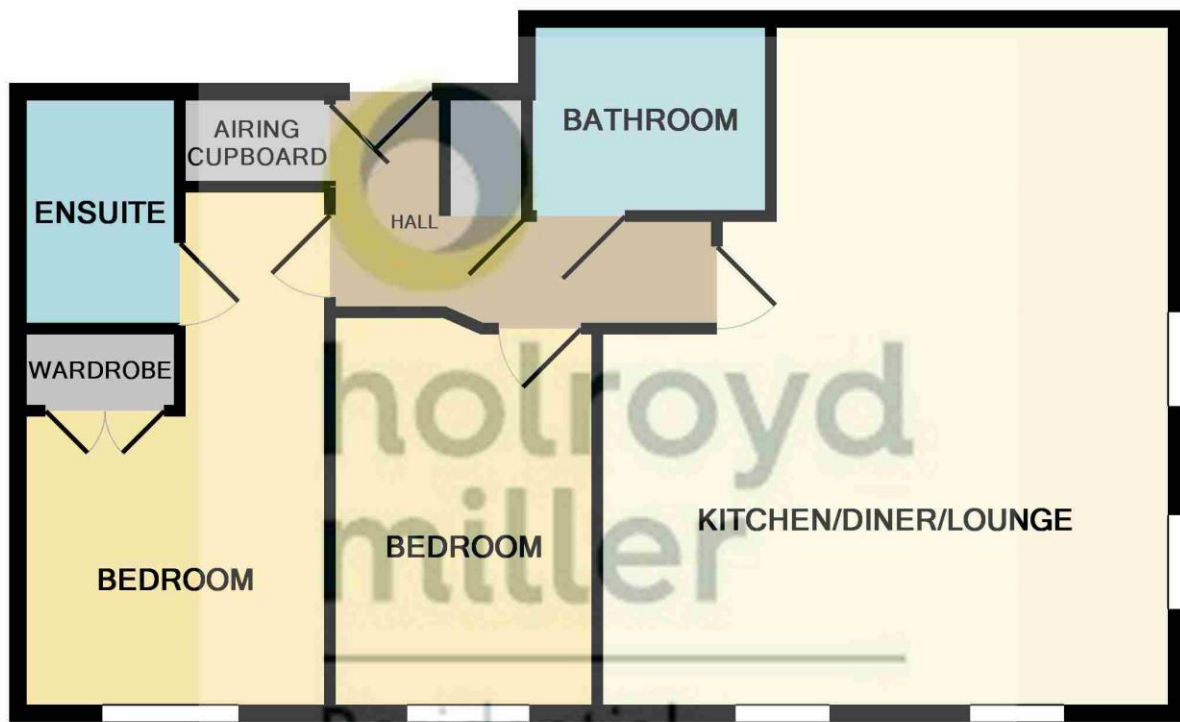
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.





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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4/6 Newstead Road  
Wakefield  
WF1 2DE

Tel: 01924 299494  
Email: [lettings@holroydmiller.co.uk](mailto:lettings@holroydmiller.co.uk)  
[www.holroydmiller.co.uk](http://www.holroydmiller.co.uk)

