



4 Glendale, Horbury, Wakefield, West  
Yorkshire, WF4 6AN

£895 per month





## 4 Glendale, Horbury, Wakefield, West Yorkshire, WF4 6AN

### Side Entrance Hallway

With double glazed entrance door, central heating radiator.

### Living Room 15'8" x 10'11" (4.78m x 3.33m).

Having feature light oak fire surround with marble inset and hearth and electric fire, double glazed window, central heating radiator.

### Kitchen 8'5" x 8'6" (2.57m x 2.6m).

Fitted with a matching range of high gloss cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, double glazed window, central heating radiator.

### House Bathroom

Furnished with modern white suite with wash hand basin in vanity unit, low flush w/c, "P" shaped panelled bath with shower over, tiling, double glazed window, chrome heated towel rail.

### Bedroom 8'7" x 9'3" (2.62m x 2.82m).

With double glazed window, central heating radiator.

### Bedroom 11'11" x 10'11" (3.63m x 3.33m).

With double glazed window, central heating radiator.

### Outside

Neat lawn garden to the front with mature trees, shrubs and conifers, driveway to the side provides ample off street parking and leads to concrete sectional single car garage. To the rear, easy to maintain paved patio area.

### Garage 15'11" x 8' (4.85m x 2.44m).

With power and light laid on, up and over door.

## Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

## Material Information

Rent £895.00

A Refundable Tenancy Deposit £1,032.00

Council Tax Band - C

EPC Rating: D62

Date Available: June 2024 Subject to Referencing

Property Type: Bungalow

Property Construction: Brick Built House

Holroyd Miller understand that the electric, gas 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 £206.00

During The Tenancy payable to the Agent/ landlord

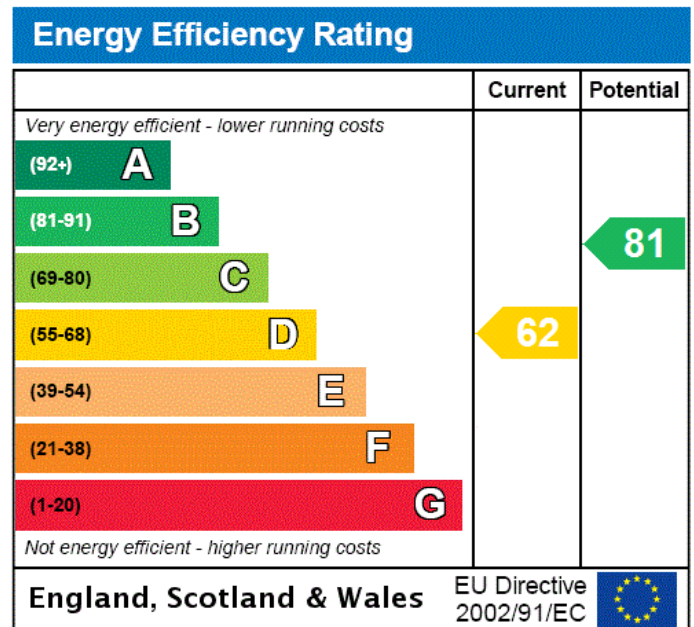
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

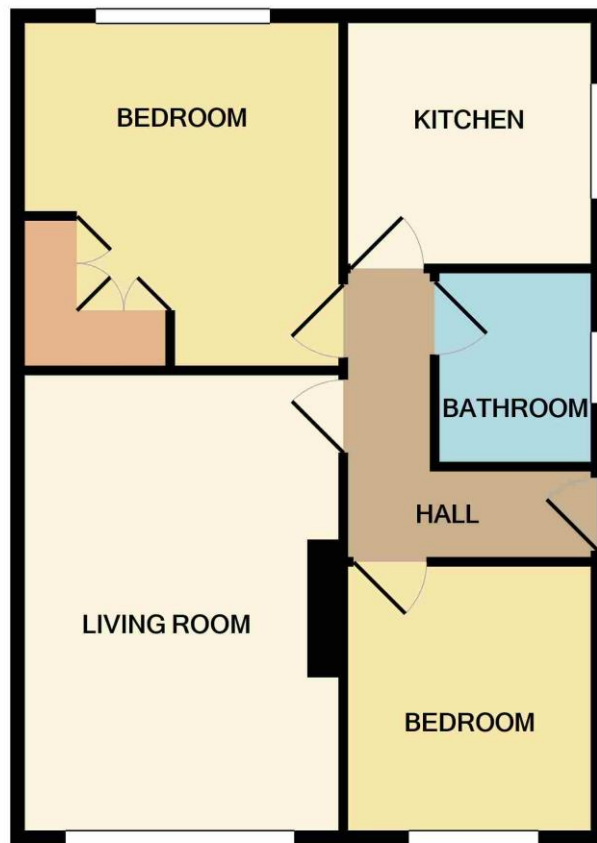
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.





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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