



# 5 Magna Grove, Wakefield, West Yorkshire, WF2 7NG

£525 per month





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### Inner Hallway

**Lounge** 18'11" (5.77) x 11'10" (3.6)

*At Widest Point.* With large double glazed windows and UPVC door making this a light and airy room, television point, central heating radiators, electric feature fire and surround, laminate wood flooring.

**Kitchen** 8'2" x 7'3" (2.5m x 2.2m).

Fitted with a matching range of white fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer with mixer tap unit, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, double glazed window and rear entrance door, useful under stairs storage cupboard containing central heating boiler.

**Bedroom** 7'6" x 11'1" (2.29m x 3.38m).

With laminate flooring and being neutrally decorated, double glazed window opening to...

### **En-Suite Shower Room**

With walk in corner shower, feature wash hand basin, chrome heated towel rail, tiling and mirroring to the walls, laminate style flooring and downlight to ceiling.

### **Seperate/ W.C**

Having pedestal wash basin, low flush w/c, tiling, double glazed window and central heating window.

### **Outside**

Communal garden areas make a pleasant seating area and option to lease garage available on separate licence agreement at £45 p/m

### **Tenant Information**

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Immediately subject to referencing

Rent £525.00

A Refundable Tenancy Deposit £605.00

Council Tax Band A

As well as paying the rent and payment in respect of 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 £121.00

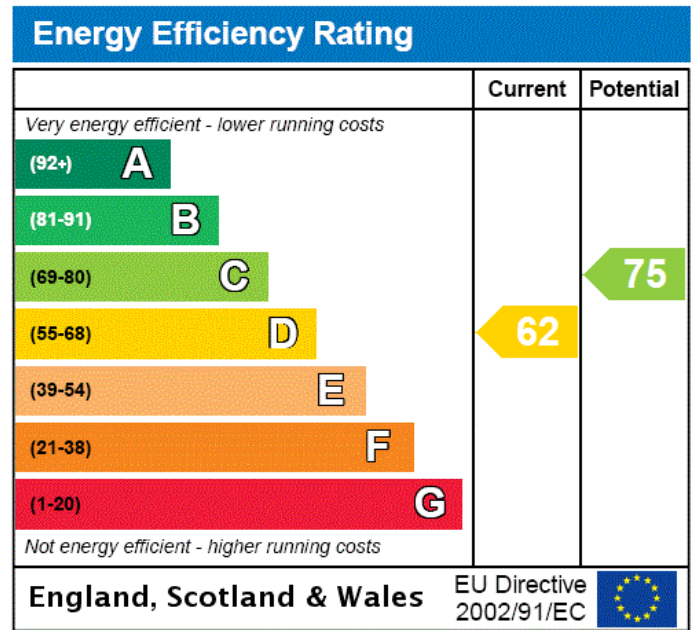
During The Tenancy payable to the Agent/ landlord  
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

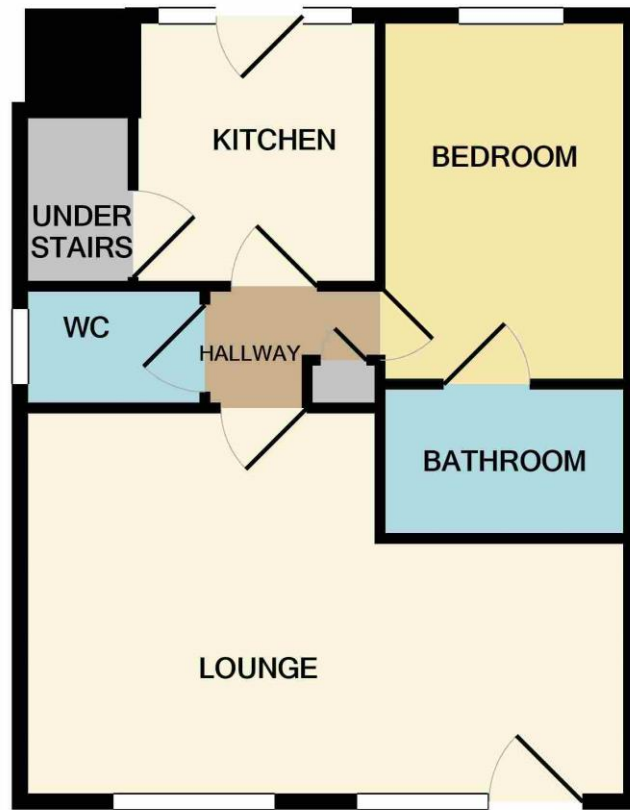
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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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