



87 Fernleigh Court, Wakefield, West
Yorkshire, WF2 8SJ

£750 per month





87 Fernleigh Court, Wakefield, West Yorkshire, WF2 8SJ

ENTRANCE HALL

Entrance door, useful storage cupboard.

LOUNGE 14'11" x 12'3" (4.55m x 3.73m).

With feature open staircase, dual aspect double glazed windows makes this a light and airy room with feature contemporary style fire surround with electric fire, central heating radiator.

KITCHEN DINER 14'11" x 8'9" (4.55m x 2.67m).

Fitted with a matching range of beech shaker style fronted wall and base units, contrasting worktop areas, extending to breakfast bar, stainless sink unit, single drainer with mixer tap unit, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, double glazed window and French doors leads through to the Conservatory with central heating radiator.

CONSERVATORY 9'8" x 10'9" (2.95m x 3.28m).

Being double glazed and overlooking the rear garden with French doors leading onto the decking area to the side, central heating radiator.

STAIRS LEADS TO...

FIRST FLOOR LANDING

COMBINED BATHROOM

Furnished with modern white suite, comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window, central heating radiator.

BEDROOM TO REAR 8'5" x 8'10" (2.57m x 2.7m).

Having a matching range of built in furniture including overhead cupboards, fitted wardrobes, double glazed window, central heating radiator.

BEDROOM TO FRONT 7'1" x 8'11" (2.16m x 2.72m).

Having built in wardrobes, double glazed window, central heating radiator.

BEDROOM TO FRONT 5'11" x 7'6" (1.8m x 2.29m).

With double glazed window, central heating radiator.

OUTSIDE

Open plan lawned garden to the front, paved driveway to the side provides ample off street parking. To the rear enclosed garden, being lawned with feature decking area, useful garden shed.

TENANT INFORMATION

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Mid to Late February 2024

Rent £750.00

A Refundable Tenancy Deposit £865.00

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 £173.00

During The Tenancy payable to the Agent/ landlord

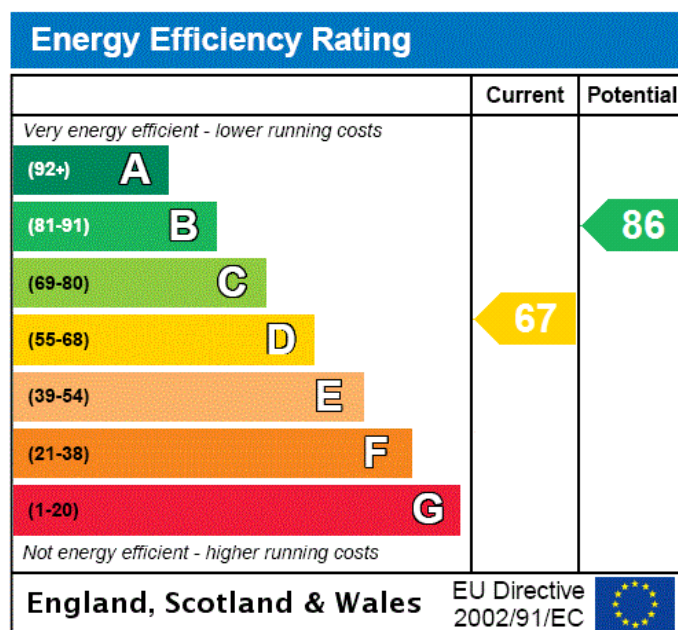
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

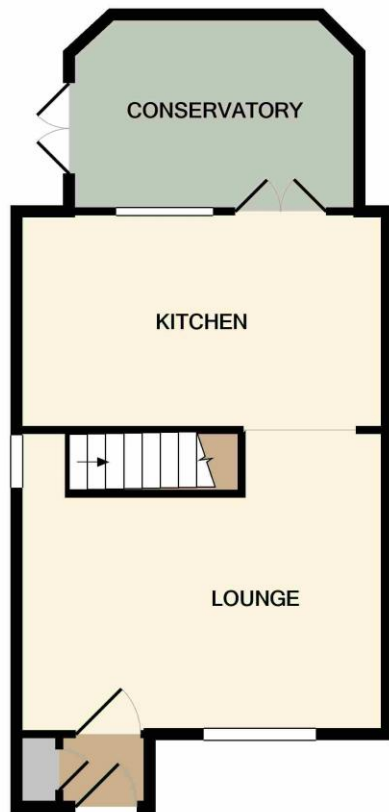
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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.

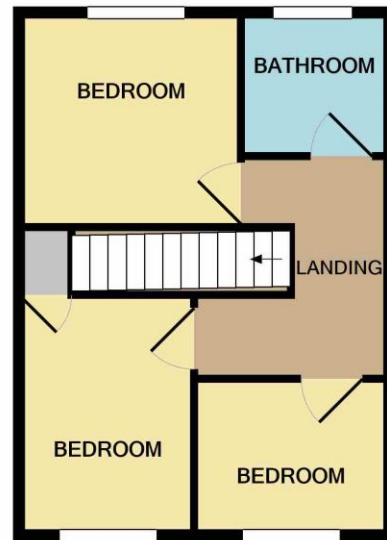
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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 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
Made with Metropix ©2020

4/6 Newstead Road
Wakefield
WF1 2DE

Tel: 01924 299494
Email: lettings@holroydmiller.co.uk
www.holroydmiller.co.uk