

74 Canal Lane, Lofthouse, Wakefield,  
West Yorkshire, WF3 3HW

£795 per month





## 74 Canal Lane, Lofthouse, Wakefield, WF3 3HW

### **Lounge** 13'11" x 12' (4.24m x 3.66m).

Having double glazed entrance door and window, laminate wood flooring, feature fire surround with cast iron inset and marble hearth, two wall light points, coving to the ceiling, central heating radiator.

### **Dining Kitchen** 13'11" x 13' (4.24m x 3.96m).

Fitted with a matching range of white shaker style fronted wall and base units, contrasting worktop areas, inset 1 1/2 bowl sink unit with mixer tap unit, plumbing for automatic washing machine, fitted range style oven with gas hob and extractor hood over, splash back tiling and tiled floor, double glazed window and rear entrance door, double panel radiator, access to useful cellar basement with double glazed window.

### Cellar

### Stairs Leads to

### First Floor Landing

### **Bedroom to Front** 13'11" x 12' (4.24m x 3.66m).

With polished wood floor, double glazed window, single panel radiator, store and feature fire surround.

### **Bedroom to Rear** 5'11" x 13' (1.8m x 3.96m).

With double glazed window with open views, single panel radiator.

### **House Bathroom**

Furnished with brand new white suite, comprising; vanity wash basin, low flush wick, panelled bath with electric shower over, tiling, airing/cylinder cupboard, double glazed frosted window, single panel radiator, store.

### **Outside**

A neat buffer garden area to the front with privet hedging, to the rear, paved patio with further steps down to lawned garden making the most of the views, with rights of access for the neighbouring properties. On Street Parking.

## Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Immediately Subject to referencing

Rent £795.00

A Refundable Tenancy Deposit £917.00

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 £183.00

During The Tenancy payable to the Agent/ landlord

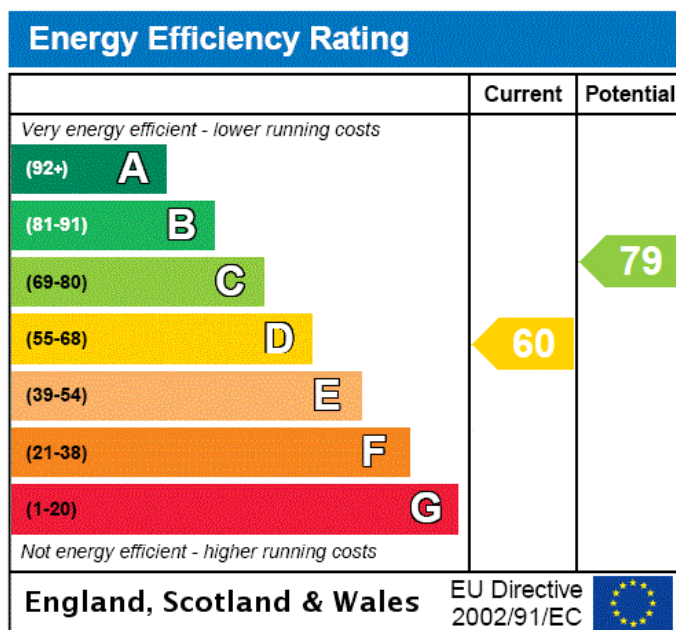
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.

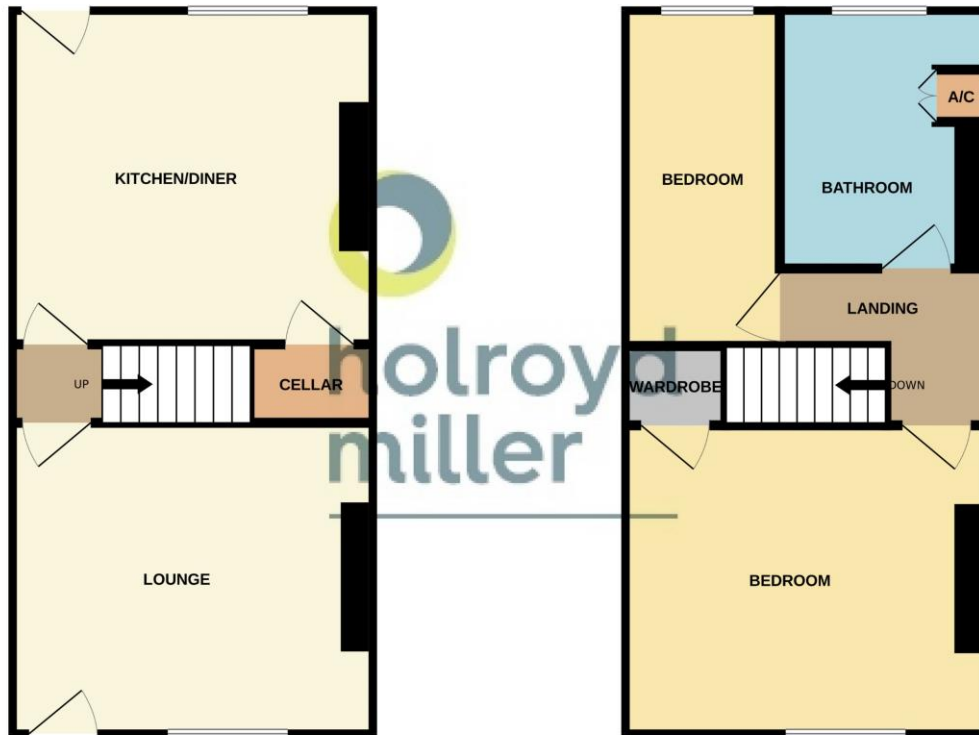
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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 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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