



71 Ledgard Wharf, Mirfield, West Yorkshire, WF14 8NZ

£695 per month





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Inner Hallway Opening to...

Kitchen/ Lounge 15'4" x 17'1" (4.67m x 5.2m). Spacious lounge diner, with kitchen area having gloss cream faced units with inbuilt washer dryer, fridge with a freezer box and combination electric oven, complimentary work surfaces opening to lounge with balcony and access to mezzanine storage level.

Bedroom 11'8" x 10'6" (3.56m x 3.2m). Generously sized double bedroom with vaulted ceiling with Velux roof window.

Please note that the Velux roof window does not have a window dressing or covering.

House Bathroom

Being fully tiled and fitted with white three piece suite comprising of low flush w.c, hand basin, bath with shower over the bath, chrome heated towel rail.

Communal Facilities

Please note that residents have access to allocated parking for one vehicle. Please note that the car park is operated by a AMPR system.

The development has an onsite gym for residents use and has a lift servicing all levels.

Tenant Information Landlord Requirements

Sorry No Sharers
Sorry No Smokers
Sorry No Pets
Available Unfurnished

Material Information

Rent £695.00
A Refundable Tenancy Deposit £801.00
Council Tax Band A
EPC Rating D56
Date Available: June Subject to Referencing
Property Type: Upper floor flat

Property Construction: Converted Mill
 Holroyd Miller understand that the electric, gas and water supply are mains supplied.
 Holroyd Miller understand that the water is on a meter.
 Please note the sole supplier for electric, Gas and Water is Switch2 (community heating) : <https://switch2.co.uk/residential-portal/frequently-asked-questions/>
 Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>
 Holroyd Miller Understands the Parking is ANPR

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 £160.00

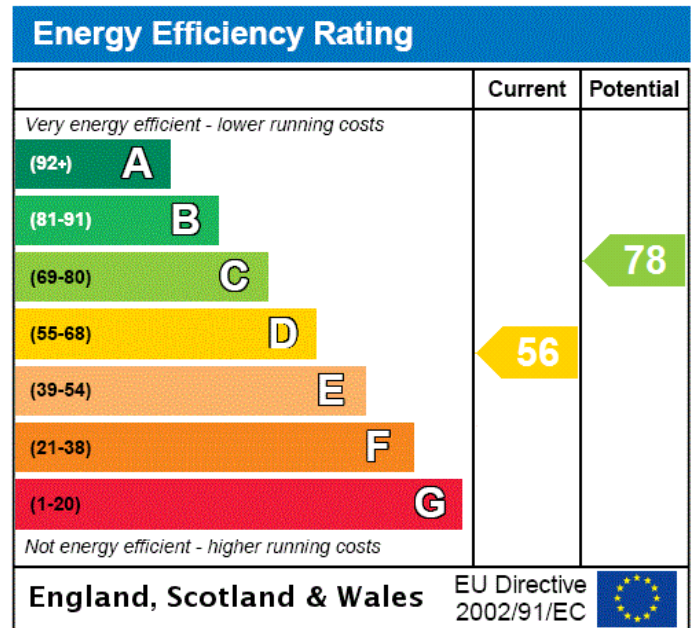
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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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