



12 Haydn Avenue, Stanley, Wakefield,
West Yorkshire, WF3 4QJ

£550 per month





12 Haydn Avenue, Stanley, Wakefield, West Yorkshire, WF3

Kitchen 5'11" x 8'7" (1.8m x 2.62m).

Fitted with a range of white fronted wall and base units contrasting work tops and splash back tiling, stainless steel sink and drainer, freestanding electric cooker and hob, fridge/freezer, washing machine, store, double glazed window.

Lounge/ Bedroom 8'7" x 14'7" (2.62m x 4.45m).

Open plan living bedroom space with double glazed window, patio doors leading onto balcony area, electric radiator, door opening to...

Dressing Room 3'11" x 8'7" (1.2m x 2.62m).

Useful dressing room off the living/ bedroom space with hanging rail, providing access to bathroom.

Shower Room

Fitted with white suite comprising walk in shower cubical, vanity hand basin and w/c, tiling to walls.

Outside

The property has a private terrace area, and further communal gardens. The property also has an allocated parking space

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £550.00

A Refundable Tenancy Deposit £634.00

Council Tax Band A

EPC Rating D

Date Available: Contact the office to discuss.

Property Type: Purpose Built Flat

Property Construction: Brick

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 £126.00

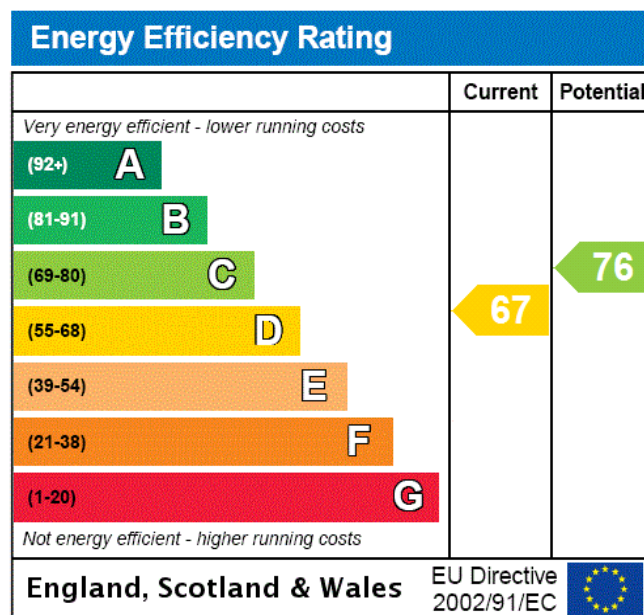
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.



GROUND 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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