



64 Mountbatten Avenue, Sandal,
Wakefield, West Yorkshire, WF2 6HE

£895 per month





Entrance Hall

Side entrance door, central heating radiator, store cupboard housing boiler.

Kitchen 14'1" (4.3) x 18'1" (5.5) (at widest point).

Fitted with a range of matching wall and base units, contrasting worksurfaces, splash back tiling, integrated oven, gas hob, extractor over, stainless steel sink and drainer, freestanding washing machine and fridge freezer.

Lounge/ Dining Room 14'1" (4.29) x 18'1" (5.52) (at widest point).

Spacious room with feature electric fire and surround double glazed window, central heating radiator.

Inner Hall

Bathroom

Fitted with white suite comprising low flush w.c, half pedestal hand basin, double walk-in shower, fully tiled walls, double glazed window.

Bedroom 8'11" (2.73) x 12'4" (3.77) (to wardrobe front).

Spacious room with a fitted wardrobes and drawers, double glazed window, central heating radiator.

Bedroom Two 9' x 8'7" (2.74m x 2.62m).

With central heating radiator and double opening patio doors opening to....

Conservatory 19'3" x 2.69 (5.87m x 2.69).

Having laminate wood flooring, central heating radiator overlooking the rear garden.

Outside

The property occupies a generous plot with low maintenance front garden and driveway providing ample off street parking. To the rear the property has paved patio area and raised mainly laid to lawn garden.

Please note

Please note that the property is offered part furnished with an option of an unfurnished let, please contact the office to discuss.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Available Part Furnished with an Unfurnished option.

Date Available: Immediately subject to Referencing

Rent £895.00

A Refundable Tenancy Deposit £1032.00

Council Tax Band C

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 £206.00

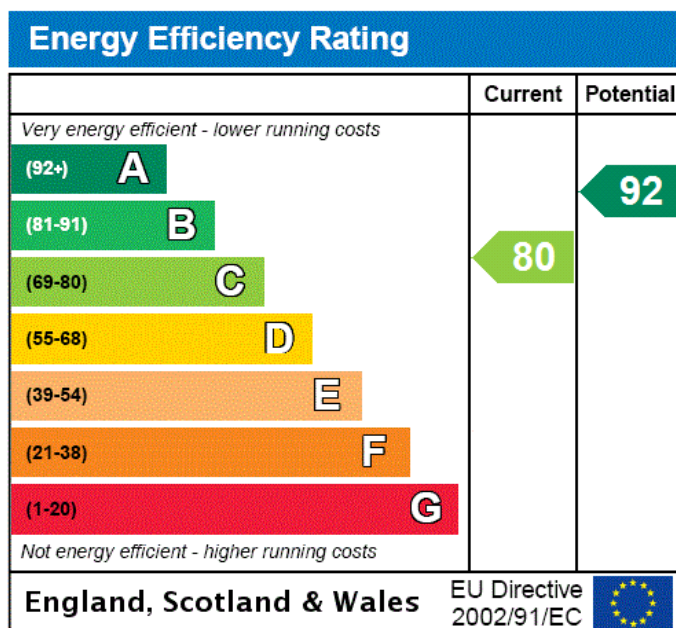
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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



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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