



116 Newton Lane, Wakefield, West
Yorkshire, WF1 3HX

£795 per month


**holroyd
miller**
Lettings



Living Room 14'7" x 13' (4.45m x 3.96m).

With UPVc door style door, double glazed window and central heating radiator.

Kitchen 12'1" x 32'9" (3.68m x 9.98m).

Spacious dining kitchen with a range of wood effect wall and base units with contrasting worksurfaces and splash back tiling, breakfast bar, space for undercounter appliances, integrated oven, gas hob, double glazed window, UPVc door, central heating radiator, open staircase...

Stairs

Leads to first floor landing with useful study area

Bedroom One 11'3" x 11'3" (3.43m x 3.43m).

Good sized room with mirrored wardrobes, double glazed window and central heating radiator.

Bedroom Two 13'1" (4) x 9'10" (3) At Widest Point.

Good sized bedroom with double glazed window and central heating radiator.

Bathroom

Fitted with white suite comprising bath with electric shower over, low flush W.C, pedestal wash hand basin, central heating radiator, frosted double glazed window, central heating boiler

Outside

Enclosed patio area leading to a further garden area beyond. On Street Parking.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £795.00

A Refundable Tenancy Deposit £917.00

Council Tax Band : A

EPC Rating 58D

Date Available: Immediately Subject to Referencing

Property Type: Mid Terrace

Property Construction: Brick Built with Render

Holroyd Miller understand that the electric gas and water supply are mains supplied.

Holroyd Miller understand that the water is not 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 £183.00

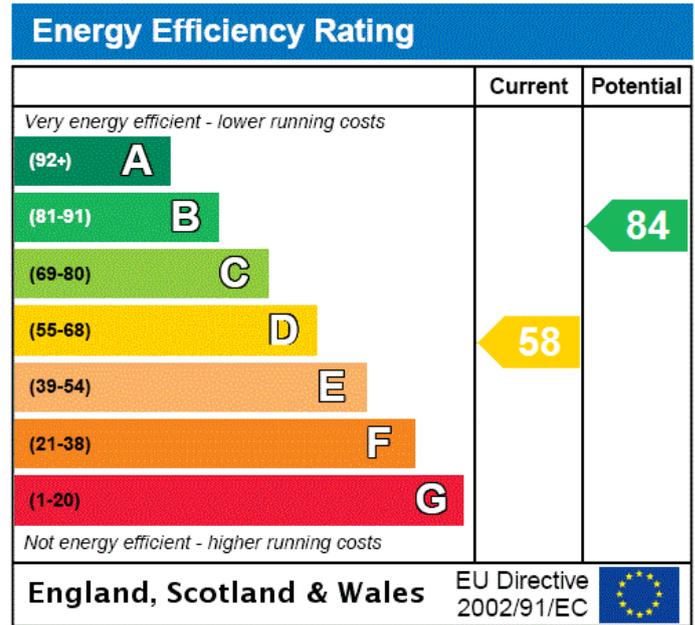
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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 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

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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