



69 Barnsley Road, Wakefield, West
Yorkshire, WF1 5LE

£950 per month





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Entrance Hall

With door, wood effect floor, central heating radiator, stairs leading to first floor landing, door leading to cellar

Cellar

Lounge 17'6" (5.33) (into bay) x 13'5" (4.1).

With feature walk-in glazed bay window, central heating radiators, fire surround with mantle and mirror and feature cast iron inset, cornicing to the ceiling, centre rose, picture rail, two wall light points, wood effect flooring.

Dining Room 15'6" x 10'9" (4.72m x 3.28m).

Situated to the rear of the property with feature fire surround with mantle, cornicing to the ceiling, central heating radiator double glazed window overlooking rear garden.

Kitchen 12' x 9' (3.66m x 2.74m).

Fitted with a range of wood effect wall and base units, contrasting work surfaces and splash back tiling, stainless steel sink and drainer, electric hob, integrated oven, freestanding washing machine, integrated fridge, central heating boiler, double glazed window, rear wooden door.

Landing First Floor Landing

House Bathroom

Spacious bathroom fitted with four piece suite comprising bath, low flush w.c, pedestal wash hand basin, walk in shower cubical, two double glazed frosted window, central heating radiator.

Bedroom Rear 15'6" x 10'9" (4.72m x 3.28m).

With double glazed window with views overlooking rear garden, radiator, freestanding wardrobe.

Bedroom Front 14'5" x 12' (4.4m x 3.66m).

Double bedroom to front with double glazed window, central heating radiator, freestanding wardrobe, black cast iron feature fire.

Bedroom Front 8'9" x 8'2" (2.67m x 2.5m).

With double glazed window and central heating radiator.

Outside

To the front the property has a low maintenance garden. To the rear the property has an enclosed garden with patio area and mainly laid to lawn garden with mature shrubs and bushes. Off Street Parking Available

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Pets maybe considered subject to an additional pet rent.

Available Unfurnished

Material Information

Rent £950.00

A Refundable Tenancy Deposit £1096.00

Council Tax Band B

EPC Rating D

Date Available: Immediately Subject to Referencing

Property Type: Mature End Terrace

Property Construction: Brick

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 £219.00

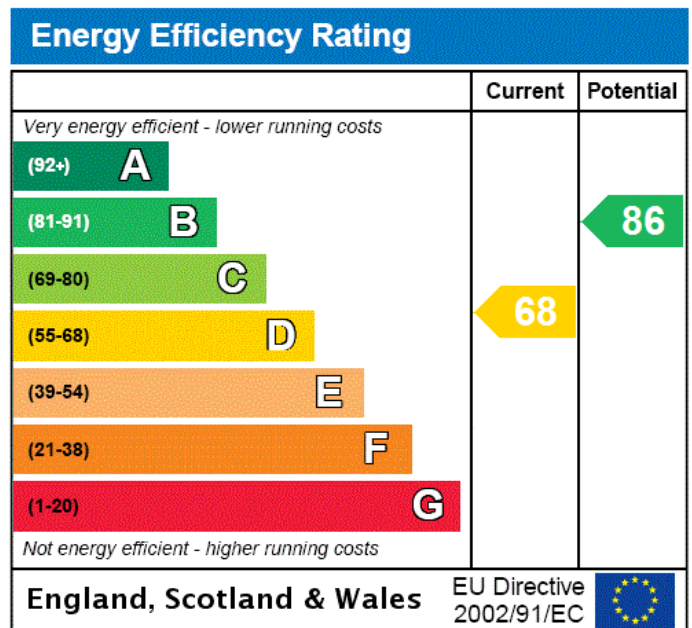
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

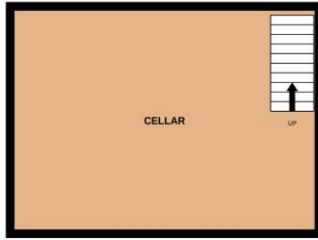
Early termination of Tenancy; The Tenant is required to pay the rent and payment in respect of all utilities as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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.



BASEMENT



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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