



The Old School, Hall Lane, Chapelthorpe, Wakefield, West Yorkshire, WF4 3JE

£2,750 per month

Holroyd Miller have pleasure in offering to Let an impressive period detached home proving flexible living accommodation in this ever select and popular village location south of Wakefield city centre, having a heat to water heat pump system, underfloor heating and double glazing. The impressive accommodation offers a modern style of living along with a range of period features. Briefly comprising, living room with feature staircase, opening to stunning dining kitchen with adjacent utility room, inner hallway with patio doors and full height window, house bathroom, two ground floor bedrooms one with en-suite, staircase to first floor bedroom/ office. To the first floor, open galleried landing with exposed beams and stonework, bedroom with en-suite. Outside, gravel driveway provide access to single detached garage and rear garden. The property is set within easy reach of neighbouring countryside at Newmillerdam, pubs and eateries yet providing excellent access to the motorway network via J38 or J39/M1. An internal inspection is essential to appreciate all that is on offer. Offering a truly unique opportunity.

Lounge 18'8" (5.68) x 16' (4.88) (widest point).

Spacious room with exposed stone wall, open floating wooden staircase with glass balustrade, concrete flooring with underfloor heating, downlighting to the ceiling, double glazed window, opening to stunning dining kitchen.

Ground Floor Bedroom

With dual aspect double glazed windows and patio doors leading onto enclosed garden, downlight to ceiling, concrete floor with underfloor heating.

En-Suite

Modern white suite with black and gold finishings, back to wall w.c, vanity hand basin, black heated tower rail, walk in double shower cubicle with shower attachment and Raindance shower head, extractor fan.

Open Plan Dining Kitchen 17'2" x 16' (5.23m x 4.88m).

An excellent open plan space with a range of LED lighting, furnished with a comprehensive range of high gloss base and wall units, Corian work tops, pan drawers, island, dishwasher, integrated induction hob with Wi-Fi inset extractor fan, eye level Neff oven with warming draw and microwave/oven, integrated tall fridge and undercounter freezer, inset sink with mixer tap, two Velux windows, bi-folding doors lead onto the enclosed rear garden, exposed beams to ceiling and exposed stone wall, USB sockets, concrete flooring with underfloor heating, opening to....

Utility Room

With a range of white high gloss wall and base units, Corian work tops, space and plumbing for automatic washing machine, extractor fan.

Hallway

With concrete flooring having underfloor heating, large feature window overlooking garden, spot lights to ceiling

House Bathroom

Modern white suite with black and gold finishings, back to wall w.c, vanity hand basin, black heated tower rail, walk in double shower cubicle with shower attachment and Raindance shower head, extractor fan.

Ground Floor Bedroom

With double glazed windows and patio doors leading onto enclosed garden, downlight to ceiling, concrete floor with underfloor heating.

Bedroom First Floor / Office

With door leading to staircase leading to bedroom with window, Velux roof light, wooden flooring, radiator.

Stairs

Wooden stairs with glass balustrade leads to....

Galleried Landing

Having exposed beams and exposed stone walls, Velux style window and double glazed window, glass balustrade overlooking lounge, wooden flooring.

Bedroom First Floor

Having exposed beams (with restricted head height both with the beams and door), wooden flooring, double glazed window, radiator.

En-Suite

Modern white suite with black and gold finishings, back to wall w.c, vanity hand basin, black heated tower rail, shower cubicle with shower attachment and Raindance shower head, extractor fan, window.

Outside

Driveway provides access to detached single garage and further access to rear garden with a large patio area, slightly raised lawned and further raised areas.

Tenant and Material Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Available Unfurnished

Material Information

Rent £2750.00

A Refundable Tenancy Deposit £3,173

Council Tax Band F

EPC Rating D

Date Available: Immediately subject to referencing.

Property Type: Detached Cottage
Property Construction: Stone

Holroyd Miller understand that the electric and water supply are mains supplied. Please note that there is no gas and the heating is underfloor heating via heat source pump.

Holroyd Miller understand that the water is not on a meter.

Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

Please note restrictions on EE data coverage inside

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 £634.00

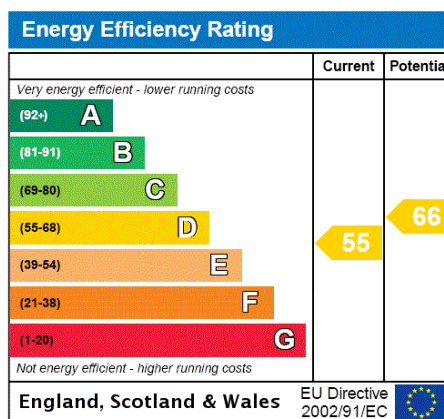
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.

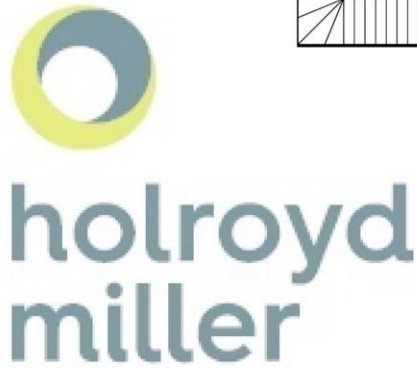
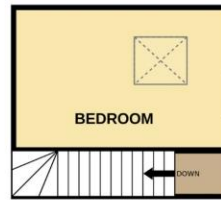






GROUND FLOOR

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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