



First Floor Flat, Old Town Hall, Crown
Court, Wakefield, West Yorkshire,
WF1 2SU

£950 per month



holroyd
miller

Lettings



Communal Entrance With staircase leading to first and second floor, post boxes.

Hallway Leading to...

Master Bedroom 17'1" x 13'9" (5.2m x 4.2m). Being neutrally decorated having window and central heating radiator.

Dressing Room 6'5" x 7'10" (1.96m x 2.4m). With window and central heating radiator.

Lounge/Dining Area 15'2" x 23'8" (4.62m x 7.21m). Extremely spacious room with three windows overlooking Crown Court, neutrally decorated having brand new carpets, picture rail to wall and coving to ceiling, central heating radiators, opening to...

Kitchen Area 7'10" x 9'3" (2.4m x 2.82m). Newly fitted kitchen fitted with a range of grey shaker style wall and base units with complimentary worksurfaces and splashbacks, electric induction hob, oven and extractor fan, stainless steel sink and drainer with

mixer tap, integrated slimline dishwasher, freestanding fridge/freezer, coving to ceiling.

Inner Hallway Leading to....

Bathroom Fitted with a brand new four piece suite comprising concealed flush w.c, vanity handbasin, bath with shower attachment and separate walk in shower cubicle with rain dance shower, chrome heated towel rail, part tiled walls, shaver point

Bedroom Two 15'2" x 10'3" (4.62m x 3.12m). Being neutrally decorated having window and central heating radiator giving access to...

Cloakroom/ W/C Having low flush W.C and hand basin

Utility Room Having white base units, contrasting worksurfaces, space and plumbing for washing machine, boiler.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £950.00

A Refundable Tenancy Deposit £1096.00

Council Tax Band : TBC

EPC Rating: B83

Date Available: Immediately Subject to Referencing

Property Type: Converted First Floor Flat

Property Construction: Solid 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.

Please note that the gas meters are sub metered, A charge will be payable to the landlord of £75.00pcm for the first initial 12months.

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

Please note there is no parking included in the property.

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.

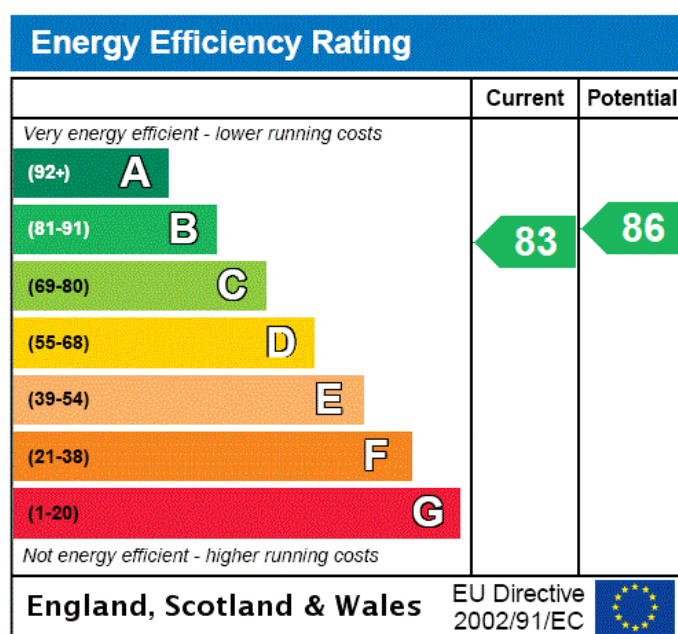
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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/

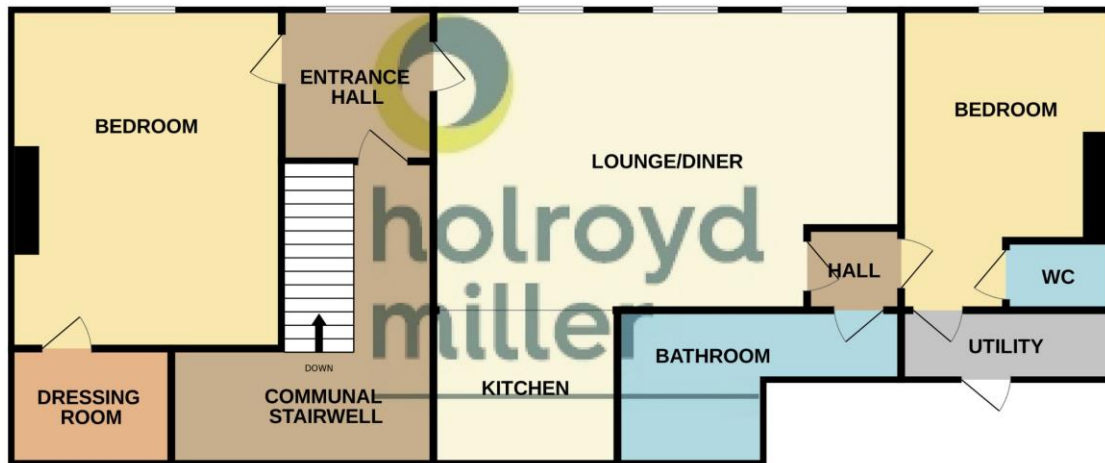
Landlords Agents costs to cover any referencing and advertising costs.

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.



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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