



Apartment 52, Sprinkwell, 1 Bradford Road, Dewsbury, West Yorkshire, WF13 2DT
£650 per month





Apartment 52, Sprinkwell, 1 Bradford Road, WF13 2DT

Entrance Hall

Lounge/ Dining Area 23'6" x 13'3" (7.16m x 4.04m). Spacious room with double uPVC doors to Juliette balcony, radiator, laminate flooring and exposed brick wall

Kitchen Area 6'4" x 7'1" (1.93m x 2.16m).

Kitchen area fitted with a range of wall & base units with work surface and breakfast bar, inset four ring electric hob with oven under and extractor hood over, inset circular sink with mixer tap & inset circular drainer, integrated washing machine.

Bedroom 1 8'7" x 10'4" (2.62m x 3.15m).

Good sized room with radiator under double glazed window and exposed brick wall and wall lights.

Bedroom 2 8'6" x 10'4" (2.6m x 3.15m).

Second bedroom being neutrally decorated and radiator.

Please note that there is no window in this room

Bathroom

Spacious bathroom with panelled bath with shower screen and shower over, concealed flush W.C, glass bowl hand basin, part tiled, radiator, store cupboard.

Outside and Communal Areas

The property has gated allocated parking space. Communal bin store. There is an on-site gym and all levels are serviced via a lift.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £650.00

A Refundable Tenancy Deposit £750.00

Council Tax Band B

EPC Rating : 72C

Date Available: May 2024 Subject to referencing

Property Type: Purpose built apartment

Property Construction: Converted Mill

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

Holroyd Miller understand that the water is 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 £150.00

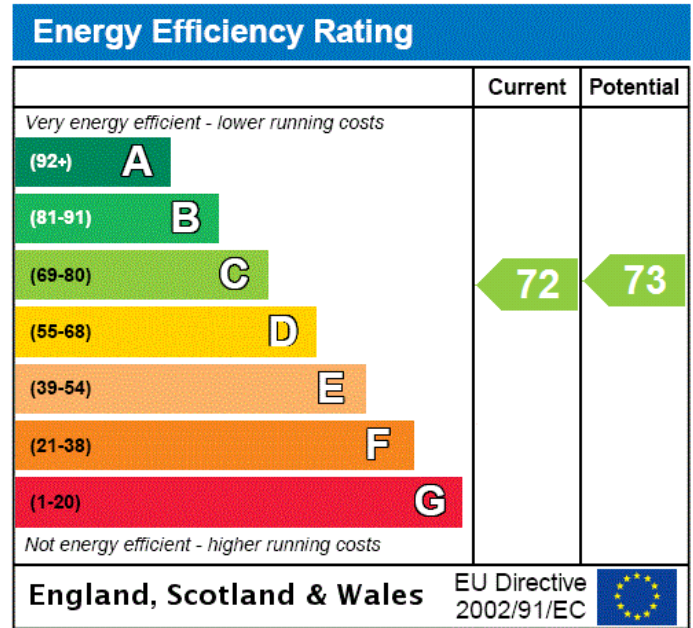
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

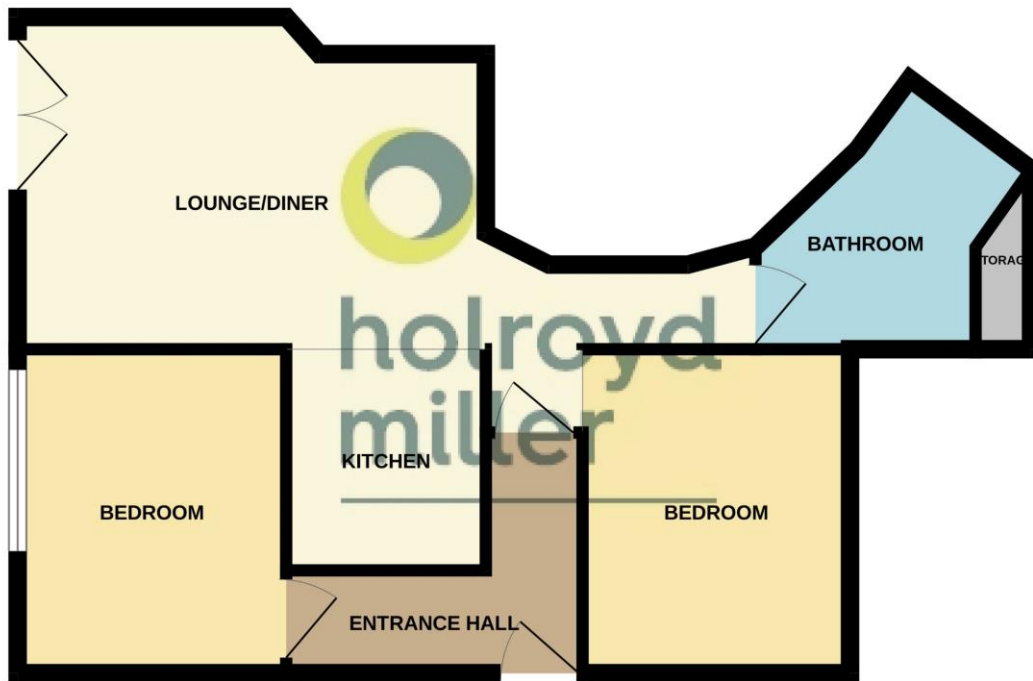
Early termination of Tenancy; The Tenant is required to pay the rent and payment in respect of all utilities as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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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