



Apartment 1, Clock Tower House,
Tuke Grove, Wakefield, West
Yorkshire, WF1 4AF
£795 per month



holroyd
miller

Lettings



Apartment 1, Clock Tower House, Tuke Grove, WF1 4AF

GROUND FLOOR COMMUNAL ENTRANCE

With intercom system, open staircase.

PRIVATE RECEPTION HALL WAY

With storage cupboard containing central heating boiler.

OPEN PLAN LIVING ROOM AND KITCHEN *18'10" (5.74), x 11'10" (3.6) narrowing to 7'7" (2.31).*

Superbly appointed with a range of grey high gloss fronted wall and base units, contrasting work top areas, inset sink unit and drainer with mixer tap unit, fitted oven and hob with extractor hood over, free standing washer/dryer, space for fridge freezer.

LIVING ROOM

With double glazed window, central heating radiator.

COMBINED BATHROOM

Furnished with Villeroy Boch suite, having wash hand basin set in vanity unit, low flush w/c, panelled bath, separate shower cubicle, tiling to the walls, chrome heated towel rail, electric shaver point, double glazed window.

BEDROOM *16'4" (4.98) x 8'8" (2.64) opening to 11'8" (3.55).*

Having double glazed window, central heating radiator.

BEDROOM *11'4" x 8'9" (3.45m x 2.67m).*

With double glazed window, central heating radiator.

OUTSIDE

There is a communal hanging area to dry washing, bicycle rack, allocated 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 B

EPC Rating B82

Date Available: May 2024 Subject to referencing

Property Type: Purpose Built Apartment

Property Construction: Brick

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 £183.00

During The Tenancy payable to the Agent/ landlord

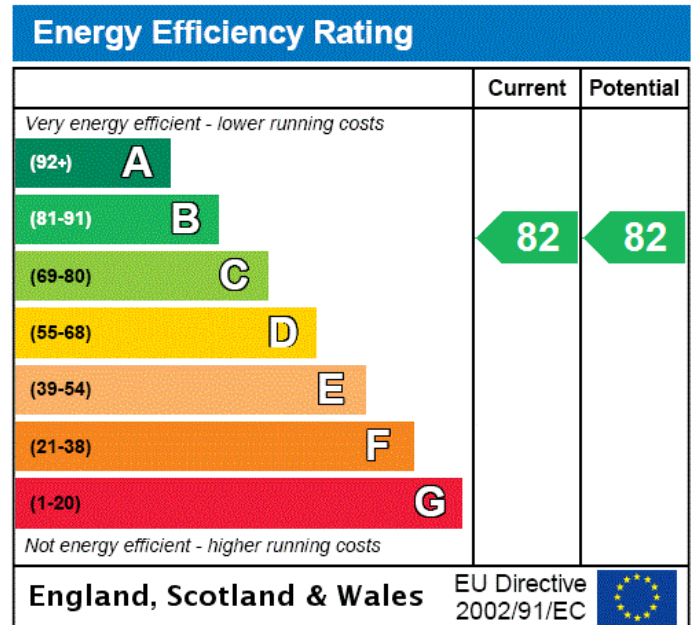
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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