



The Penthouse, Old Town Hall,  
Crown Court, Wakefield, West  
Yorkshire, WF1 2SU  
£900 per month





### **Communal Entrance**

With open stair case providing access to all levels

### **Entrance Hallway**

With security intercom and central heating radiator and store

### **Inner Hallway with Study Area**

Useful open area with arched window which could be used as a study for those that work from home, central heating radiator, Velux window.

### **Lounge 22' x 13'8" (6.7m x 4.17m).**

Spacious lounge with vaulted ceiling and exposed beams, Velux windows and arched windows overlooking, central heating radiator, store.

### **Breakfast Kitchen 10'5" (3.18) Narrowing to 6'10" (2.08) x 13'7" (4.14) Narrowing to 6'9" (2.06).**

Fitted with a range of matching wall and base units, contrasting worksurfaces and splash back tiling, oven, with electric hob and extractor over, space and plumbing for washing machine, freestanding fridge/freezer, central heating radiator and Velux style roof light.

### **Bathroom**

Modern bathroom fitted with a white four piece suite comprising low flush W.C, pedestal wash hand basin, bath with shower attachment and separate double walk in shower cubicle, extractor fan and chrome heated towel rail.

### **Master Bedroom 17'2" x 15'3" (5.23m x 4.65m).**

Having vaulted ceiling with exposed beams, Velux style window and two arched windows.

### **Bedroom Two 14'10" x 9' (4.52m x 2.74m).**

Good sized second bedroom with exposed beams with central heating radiator and arched window.

## Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

## Material Information

Rent £900.00

A Refundable Tenancy Deposit £1038.00

Council Tax Band-C

EPC Rating- 71C

Date Available: Immediately Subject to referencing

Property Type: Converted Upper 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 on rates.

Please note that the gas is payable to the landlord at £75pcm for the first 12months.

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 £207.00

During The Tenancy payable to the Agent/ landlord

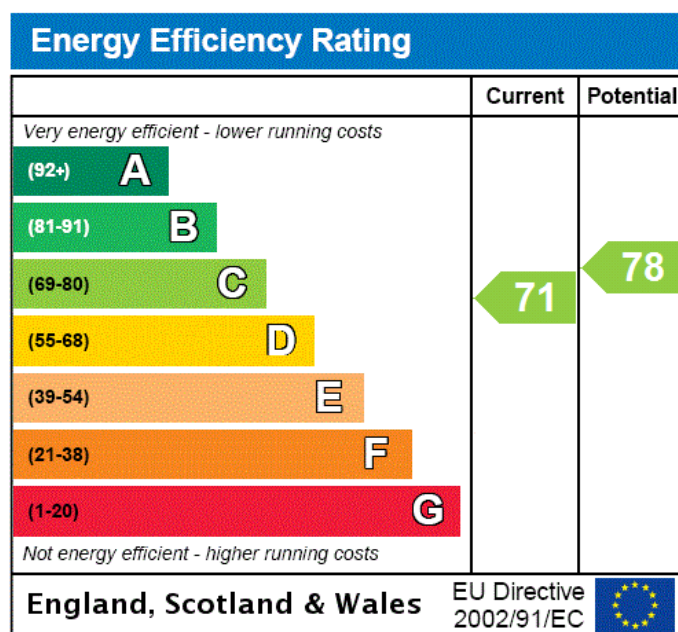
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

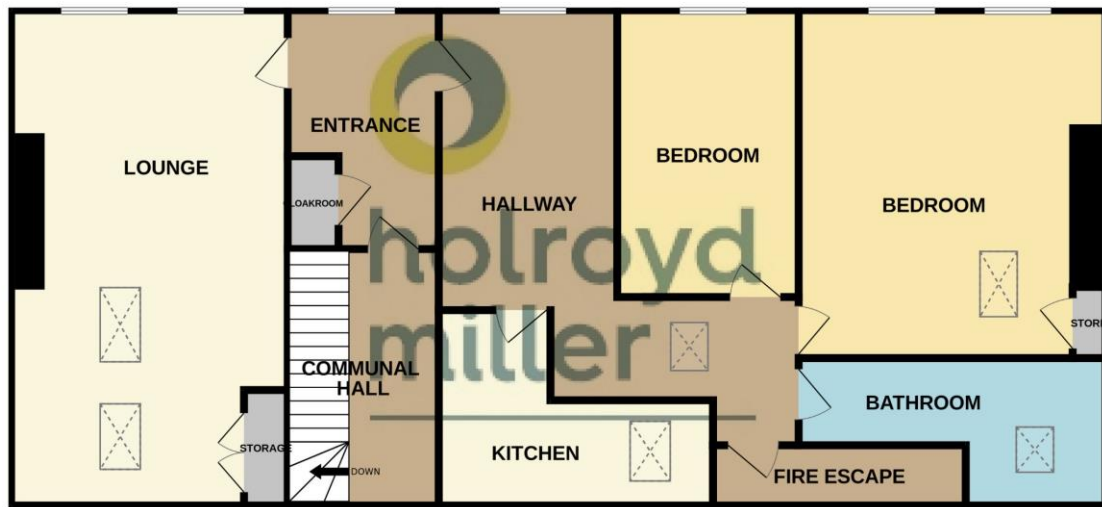
Early termination of Tenancy; The Tenant is required to pay the rent and payment in respect of all utilities as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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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