



112 Ledgard Wharf, Mirfield, West Yorkshire, WF14 8LZ

£575 per month





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Entrance Hall

Apartment entrance hall with spot lights to ceiling, radiator and laminate flooring.

Kitchen/Lounge 17'10" x 17'5" (5.44m x 5.3m).

Open plan kitchen lounge area with two Velux windows, wall lights and security intercom, radiator, laminate flooring. Kitchen area being fitted with a range of cream fronted wall and base units complimentary worksurfaces, inset sink unit, electric hob with extractor over, combination microwave oven, washing machine and fridge with freezer compartment. Pull down ladder providing access to....

Maisonette Storage

Bedroom 9'7" x 11'1" (2.92m x 3.38m).

With wall lights, radiator and Velux roof light with blind.

Shower Room

Fitted with white suite comprising of double walk in shower cubicle with sliding door, chrome heated towel rail, hand basin with back to wall w.c

Development

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £575.00

A Refundable Tenancy Deposit £663.00

Council Tax Band A

EPC Rating TBC

Date Available: June Subject to Referencing

Property Type: Upper floor flat

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.

Please note the sole supplier for electric, Gas and Water is Switch2 (community heating) : <https://switch2.co.uk/residential-portal/frequently-asked-questions/>

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

Holroyd Miller Understands the Parking is ANPR

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 £132.00

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

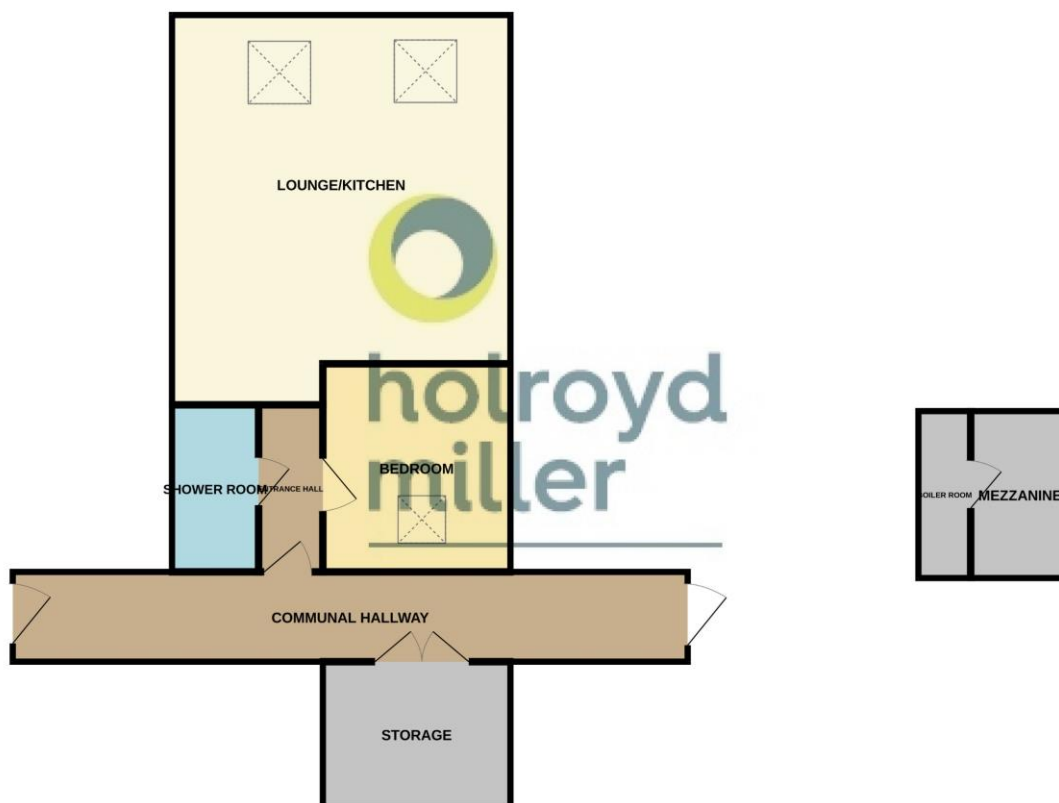
Early termination of Tenancy; The Tenant is required to pay the rent and payment in respect of all utilities as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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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