

Apartment 6, Town Hall Chambers,
49 King Street, Wakefield, West
Yorkshire, WF1 2SN
£795 per month



holroyd
miller

Lettings



Apartment 6, Town Hall Chambers, 49 King Street, Wakefield,

Ground Floor Entrance

With tiled floor, feature staircase leading to the first floor.

Private Reception Hallway

With airing/cylinder cupboard, electric heater, security intercom telephone.

Open Plan Kitchen & Lounge Area *17'11" x 20'7" (5.46m x 6.27m).*

Having three double glazed Sash windows to three elevations making this a light and airy room ideal for entertaining. Brand new Kitchen is superbly appointed with a matching range of matt black modern wall and base units, contrasting worktop area and matching upstand with fitted oven and hob with extractor hood over, integrated washing dryer, dishwasher, and fridge freezer, black sink unit with mixer tap unit, concealed lighting, electric heater, stunning entertaining room.

Bedroom *8'8" x 13'7" (2.64m x 4.14m).*

With double glazed sash window with electric heater.

Bedroom *13'9" x 6'10" (4.2m x 2.08m).*

With double glazed sash window, electric heater.

House Bathroom

Brand new bathroom furnished with modern white suite with chrome contemporary style fittings comprising; pedestal wash basin, low flush WC, luxury walk in shower with Raindance shower head, part tiling to the walls, double glazed window and chrome electric heater.

Communal Areas & Outside Communal Bin store.

x1 allocated parking is available subject to an additional rent payment of £25.00 per Calander month.

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-C
EPC Rating-61D
Date Available: Immediately Subject to Referencing
Property Type: Converted Grade II Listed Apartment
Property Construction: Stone
Holroyd Miller understand that the electric, gas and water supply are mains supplied.
Holroyd Miller understand that the water is not 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

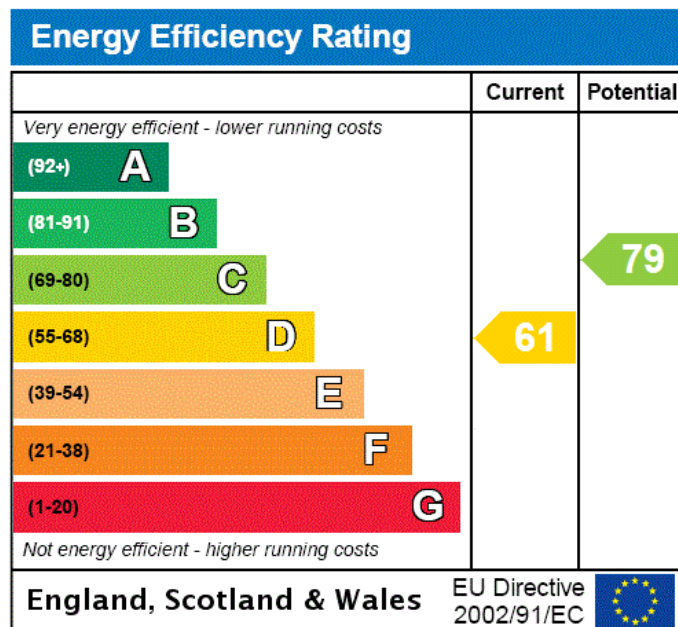
During The Tenancy payable to the Agent/ landlord
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.



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.
Made with Metropix ©2024

4/6 Newstead Road
Wakefield
WF1 2DE

Tel: 01924 299494
Email: lettings@holroydmiller.co.uk
www.holroydmiller.co.uk


**holroyd
miller**
Lettings