



Ground Floor Flat, Old Town Hall,
Crown Court, Wakefield, West
Yorkshire, WF1 2SU
£950 per month





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Communal Entrance

With staircase leading to first and second floor, post boxes.

Internal Hallway Leading to...

Master Bedroom 17'9" (5.4) x 13'11" (4.24) (at longest point).

Well-proportioned bedroom being neutrally decorated having central heating radiator, original style window with additional glazed unit.

Bedroom Two 17'9" x 9'9" (5.4m x 2.97m).

Spacious room with neutral decor and picture rail to wall, sliding double wardrobe, central heating radiator, original window with secondary glazing unit.

Bathroom

Brand new modern suite fitted with four piece suite comprising back to wall W.C, bath with shower attachment, walk in double shower with detachable shower head and rain dance shower head, hand basin, part tiled walls, down lighting to ceiling.

Dining Kitchen 17'7" x 10' (5.36m x 3.05m).

Spacious dining kitchen fitted with a range of shaker style wall and base units, contrasting worksurfaces and upstands, electric induction hob, oven and extractor over, slimline dishwasher, freestanding American style fridge freezer, stainless steel sink with drainer and mixer tap, space for dining table, central heating window, original window with additional glazing.

Utility Room

With shaker style base units and contrasting work surfaces, sink and drainer space and plumbing for washing machine, part tiled walls.

Lounge 12'5" x 14'6" (3.78m x 4.42m).

Spacious room with picture rail to walls, two original style windows with additional double glazing unit, neutral decor, central heating radiator.

Tenant Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £950.00

A Refundable Tenancy Deposit £1096.00

Council Tax Band : TBC

EPC Rating: B81

Date Available: Immediately Subject to Referencing

Property Type: Converted First 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 not on a meter.

Please note that the gas meters are sub metered, A charge will be payable to the landlord of £75.00pcm for the first initial 12months.

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

Please note there is no parking included in the property.

As well as paying the rent and payment in respect of 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 £219.00

During The Tenancy payable to the Agent/ landlord

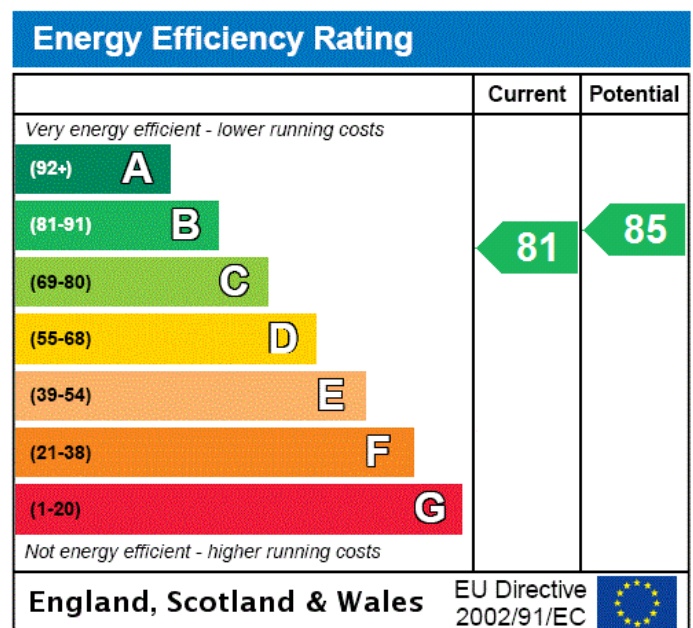
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

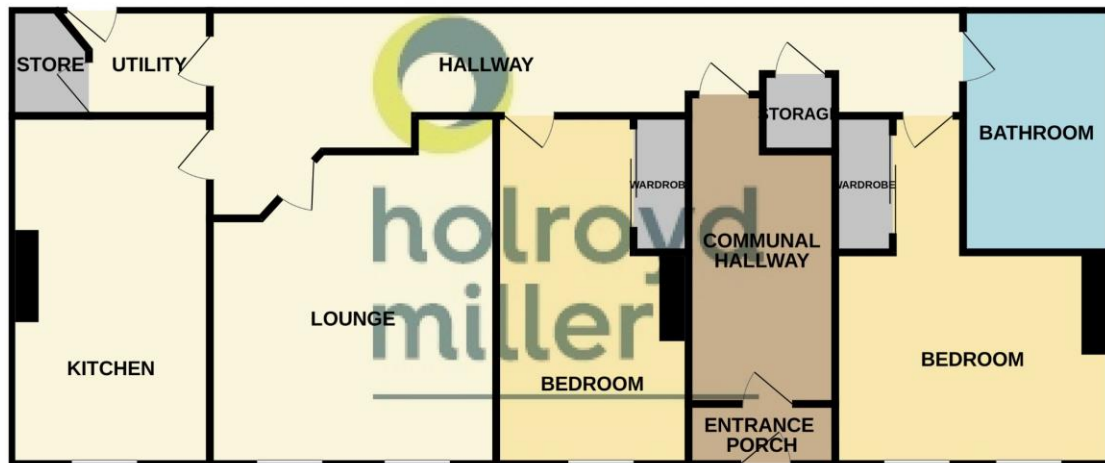
Early termination of Tenancy; The Tenant is required to pay the rent and payment in respect of all utilities as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/ Landlords Agents costs to cover any referencing and advertising costs.

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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