



15 Ashfield Terrace, Thorpe, Wakefield, West Yorkshire, WF3 3DD

£750 per month





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Dining Kitchen 14'1" x 4.28 (4.3m x 4.28).

Spacious dining kitchen fitted with a modern range of cream high gloss wall and base units with contrasting wood effect work surfaces, a range of integrated appliances including new oven, hob and extractor, Fridge/ Freezer, Dishwasher and freestanding washing machine, pelmet and under counter lighting, space for dining table, double glazed window, central heating radiator and access keeping cellar.

Cellar

Inner Hall With stairs leading to first floor landing

Lounge 14'1" x 11' (4.3m x 3.35m).

Spacious lounge being neutrally decorated, chimney breast, double glazed window and central heating radiator, UPVc door.

First Floor Landing Stairs leading to first floor landing

Bedroom 1 14'1" x 10'11" (4.3m x 3.33m).

Master bedroom having a range of fitted wardrobes, being neutrally decorated, double glazed window and central heating radiator

Bathroom

Modern house bathroom fitted with white three piece suite comprising back to wall W.C, vanity style hand basing, tiled panel bath with shower over, chrome heated towel rail, double glazed frosted window and additional cupboard space

Bedroom 2 8'10" x 14'1" (2.7m x 4.3m).

Good sized second bedroom with fitted units, double glazed window, central heating radiator, useful walk in wardrobe with hanging rail.

Outside Enclosed buffer garden.

Tenant and Material Information

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Material Information

Rent £750.00

A Refundable Tenancy Deposit £865.00

Council Tax Band : A

EPC Rating- 68D

Date Available: Immediately Subject to referencing

Property Type: Mid Terrace

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 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 £173.00

During The Tenancy payable to the Agent/ landlord

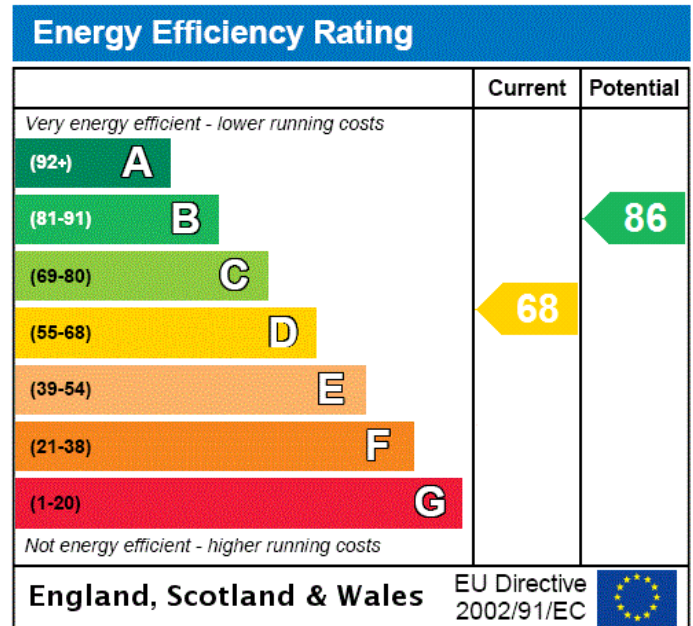
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.



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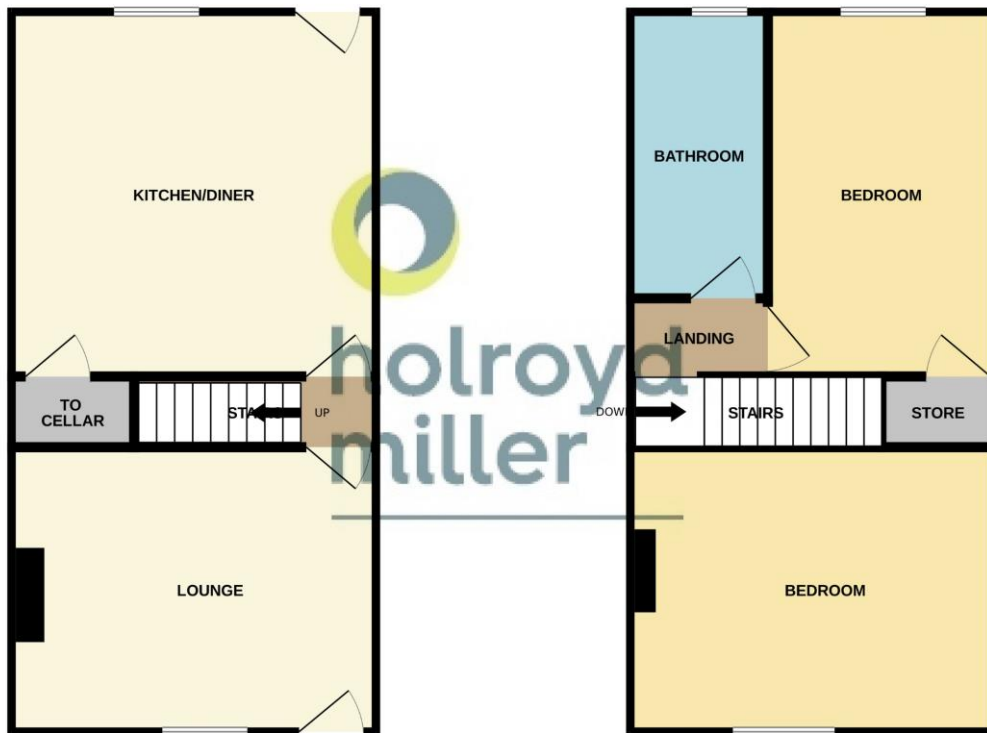
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GROUND FLOOR

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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