



Apt 2, Express House Southgate, Wakefield - WF1 1TL

Rent £725 pcm. Refunable Tenancy Deposit £836.00

Holroyd Miller have pleasure in offering for Let this delightful one bedroomed apartment with allocated parking situated in the heart of Wakefield city centre within walking distance of its excellent bars and eateries. For those travelling further afield, walking distance of Wakefield Westgate train station.



Communal Entrance

Communal entrance with post-boxes and stair access to all levels. Please note that there is CCTV in the communal areas.

Entrance Hallway

With useful built in storage cupboard with cylinder

Living Room

15' 2" x 18' 6" (4.62m x 5.64m)

A good sized living room with double glazed window, electric wall mounted radiator, opening to....

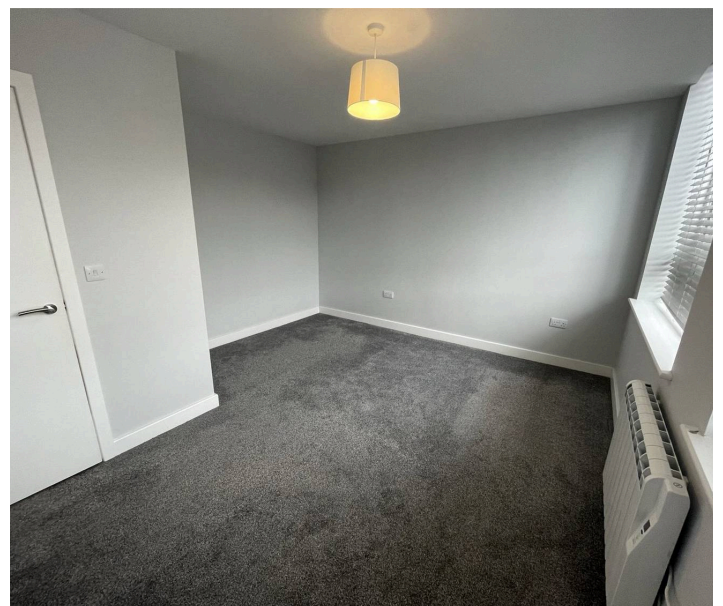
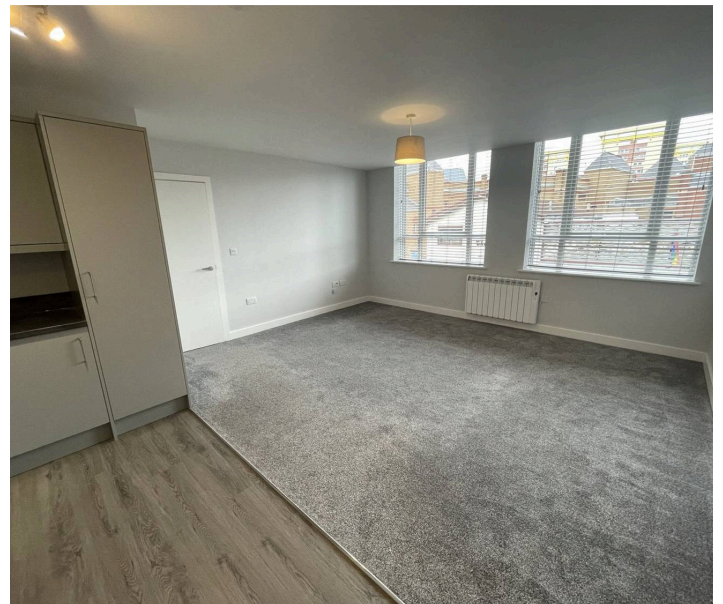
Breakfast Kitchen

Fitted with a matching range of grey fronted wall and base units, contrasting worktop areas, stainless steel sink unit, fitted oven, hob with extractor hood over, freestanding fridge/freezer and space and plumbing for automatic washing machine.

Bedroom

13' 6" x 12' 4" (4.11m x 3.76m)

With double glazed window and electric wall mounted heater





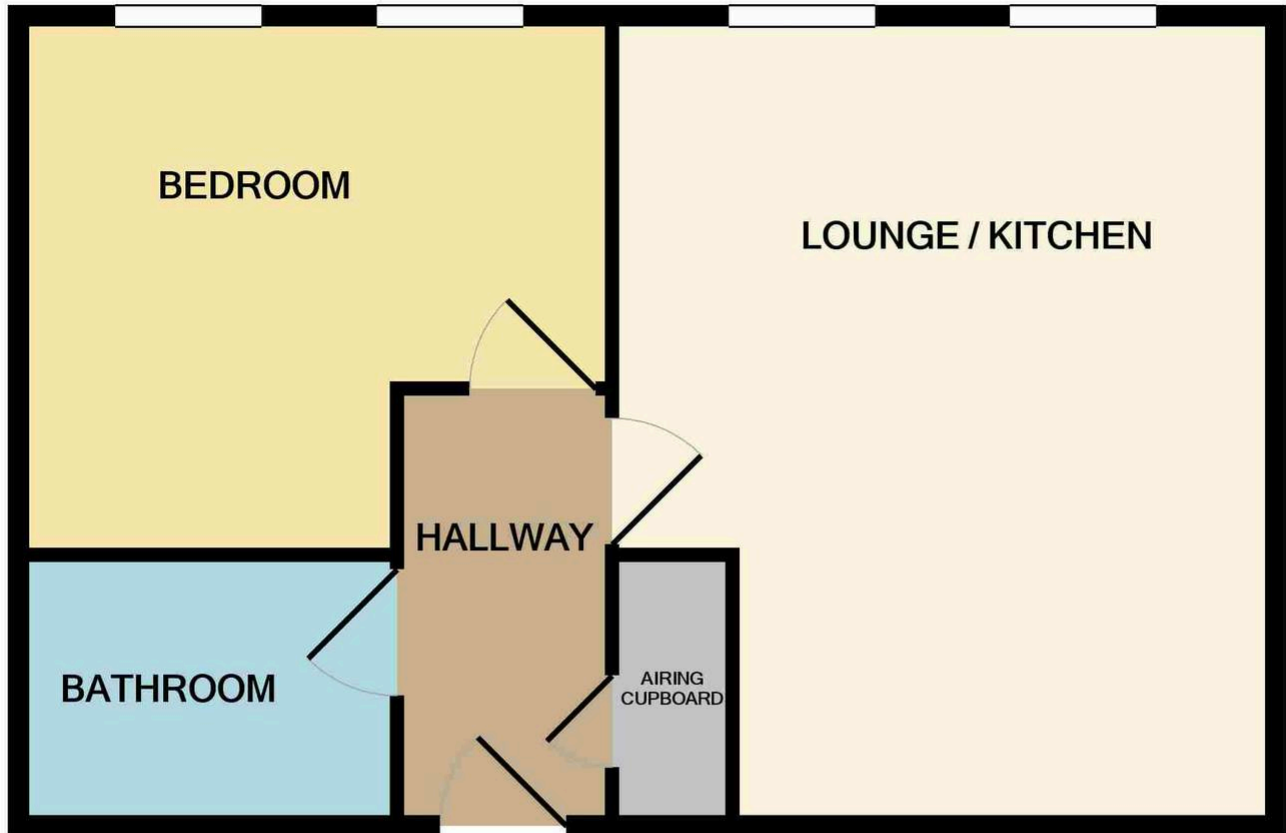
Combined Shower Room

Furnished with a modern white suite, wash hand basin set in vanity unit, low flush w.c, walk in shower cubicle with rain dance shower over, tiling to walls, electric shaver point, chrome heated towel rail.

Material Information

Council Tax Band A EPC D 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 £167.00 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 or the agents time if reasonably incurred. Any other permitted payments, not included above, under the relevant legislation including contractual damages.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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