



113 Hebble Wharf Navigation Walk, Wakefield - WF1 5RD

Rent £650 pcm Refundable Tenancy Deposit £750.00

Holroyd Miller have pleasure in offering for let this spacious studio style apartment in the popular development at Navigation Walk.



Open Plan Lounge Bedroom Area

15' 9" x 22' 1" (4.80m x 6.73m)

Open plan living area with separate living and bedroom area, store cupboard with water cylinder and washing machine, double glazed windows and electric heater

Separate Kitchen Area

5' 10" x 7' 9" (1.78m x 2.36m)

Fitted with a modern range of white fronted wall and base units

Shower Room

Being fully tiled with white suite comprising back to wall w.c, single corner shower cubical and wash hand basin, chrome heated towel rail, shaver point

Development

Communal area with lift servicing all floors. Please note that the apartment does not have any allocated parking





Material Information

Council Tax Band A

EPC Rating C

Date Available: October 2026 subject to References

Property Type: First Floor Studio Apartment

Holroyd Miller understand that the electric 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/>

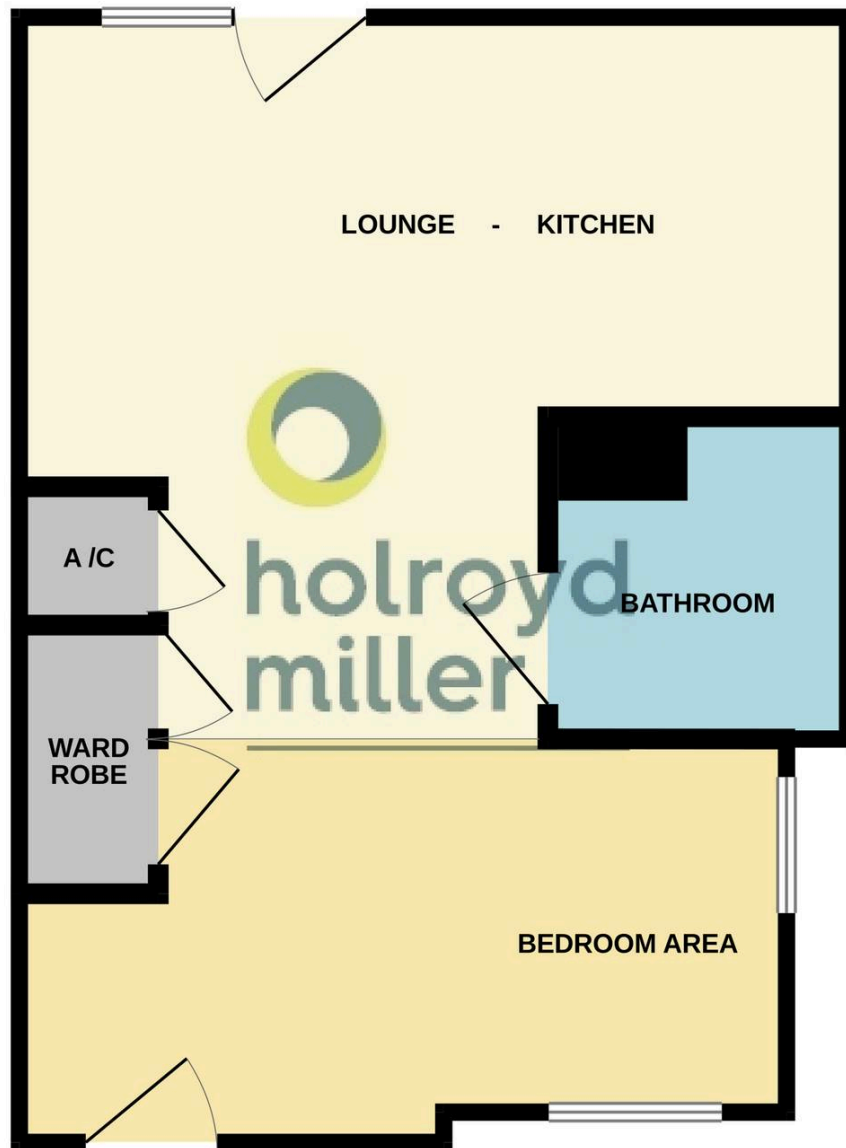


As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £150.00

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 Any other permitted payments, not included above, under the relevant legislation including contractual damages.



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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