



8 Windsor Court, Dewsbury - WF12 7SU

Rent £695 pcm Refundable Tenancy Deposit £801.00

Holroyd Miller have pleasure in offering to this this well presented first floor two bedroom apartment with allocated parking for one vehicle



Communal entrance

With postboxes and stairs providing access to all levels

Private entrance hall

With heater and cylinder cupboard

Lounge/ Kitchen

18' 7" x 10' 1" (5.66m x 3.07m)

(maximum measurement) A bright and airy living space with patio doors leading to Juliette balcony, laminate flooring and electric wall mounted heating. The kitchen comes fitted with a range of modern wall and base units with a contrasting dark worktop integrated electric oven and hob, with plumbing and space for a washing machine and an undercounter appliance.

Bedroom

11' 9" x 8' 10" (3.57m x 2.70m)

Double bedroom with fitted wardrobe, double glazed window, electric heater, leading to...

En-Suite Shower Room

Fitted with a white suite comprising low flush W.C, wash hand basin and single shower cubical, tiling to walls and chrome heated towel rail.

Bedroom Two

6' 9" x 8' 10" (2.05m x 2.70m)

With double glazed window and wall mounted electric heater, fitted wardrobe





Outside

The property has an allocated parking space for 1 vehicle

Material Information

Council Tax Band A EPC Rating B Date A

Available: Immediately Subject to References

Holroyd Miller understand that the electric and water supply are mains supplied. Holroyd Miller understand that the water on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

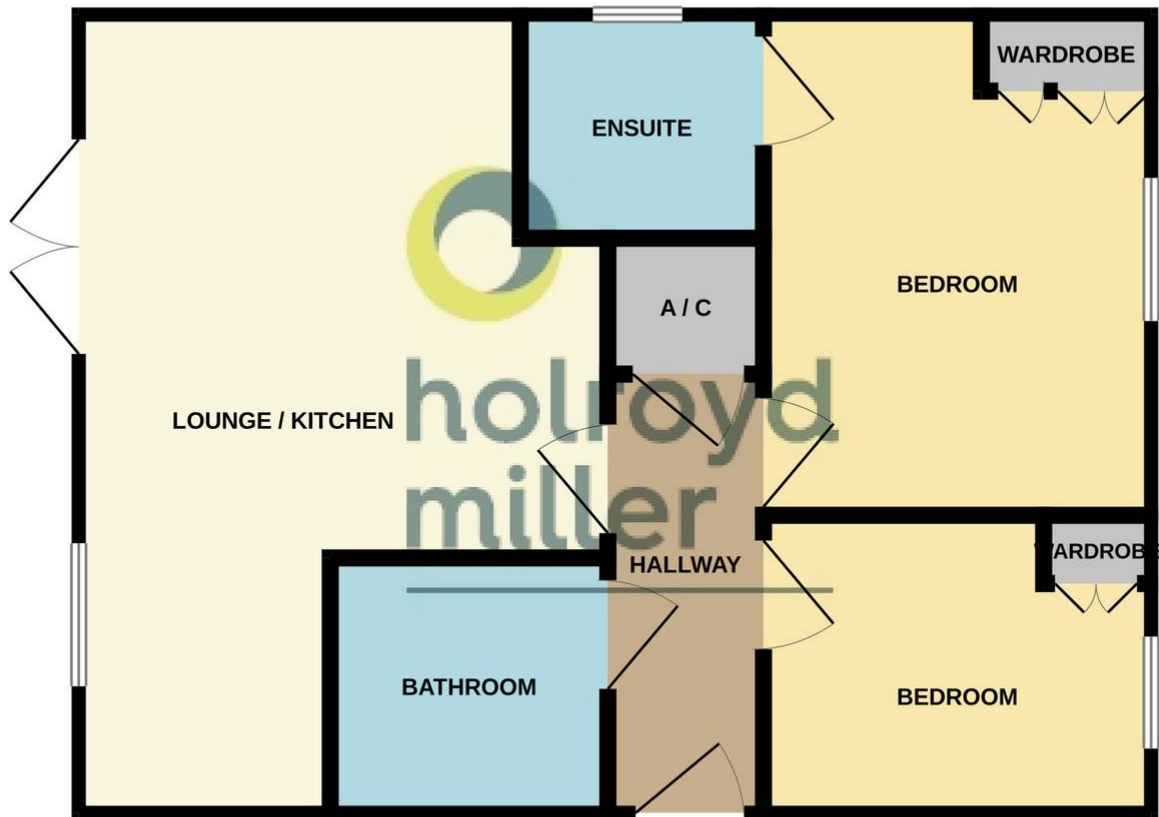
As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £160.00

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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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.