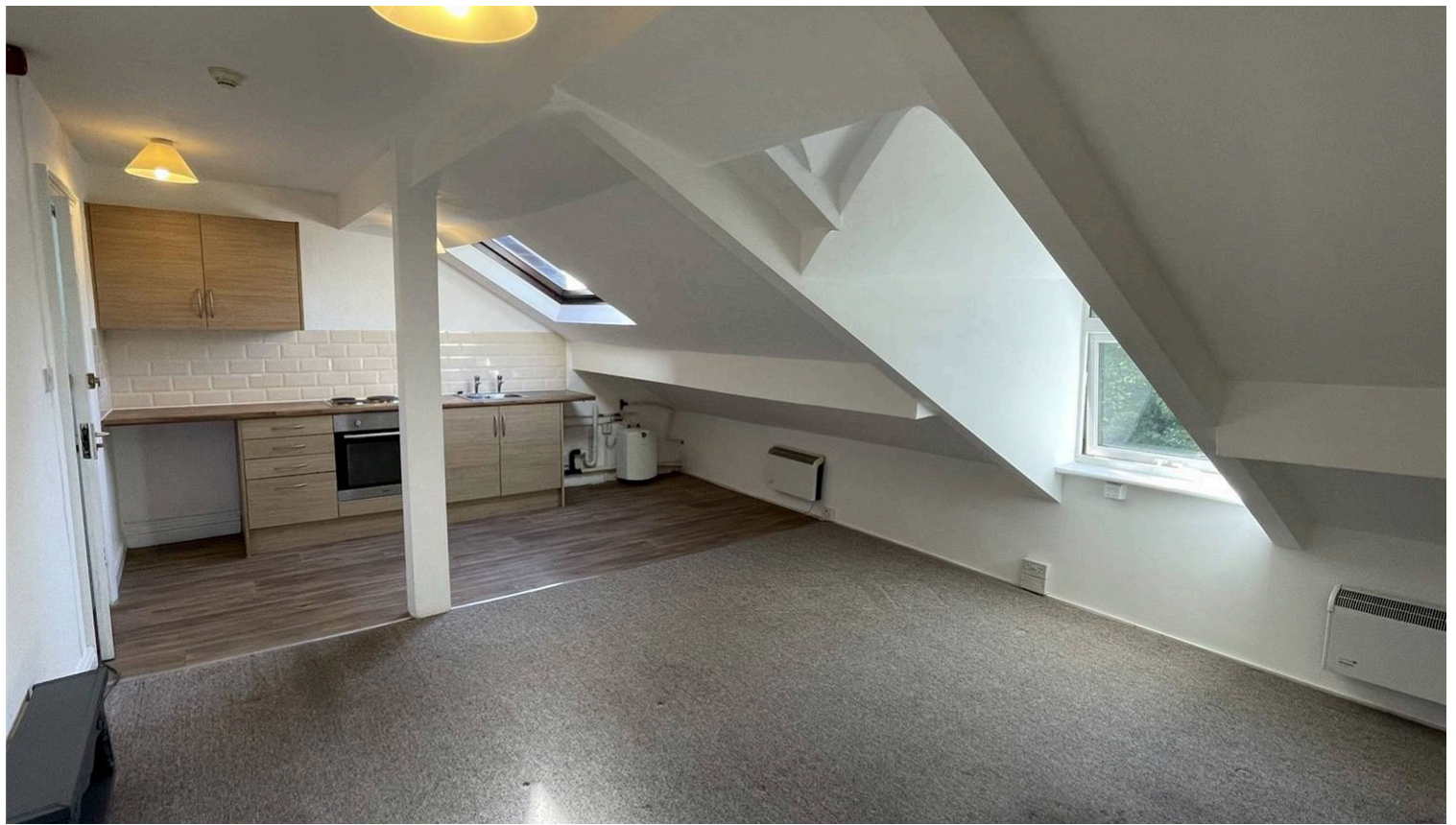




Flat 2, 10A Trafalgar Road, Dewsbury - WF13 4LG

£495 pcm Refundable Tenancy Deposit £571.00

Holroyd Miller have pleasure in offering to let this one bedroom flat, with parking available on a first come first serve basis, with accommodation split over two levels.



Communal Entrance Hall

Stairs provides access to shower room and further stairs to living and bedroom accommodation

Shower Room

Fitted with a double walk-in shower cubical with electric shower over, low flush w.c, hand basin, frosted double glazed window

Stairs

Communal stairs lead up to further accommodation

Lounge/ Kitchen

20' 2" x 14' 2" (6.15m x 4.32m)

Spacious open plan lounge kitchen area with sloping roof, large window and double-glazed window, wall mounted electric heaters. Kitchen fitted with a range of wall and base units, complimentary work surfaces, oven with electric hob over, stainless steel sink

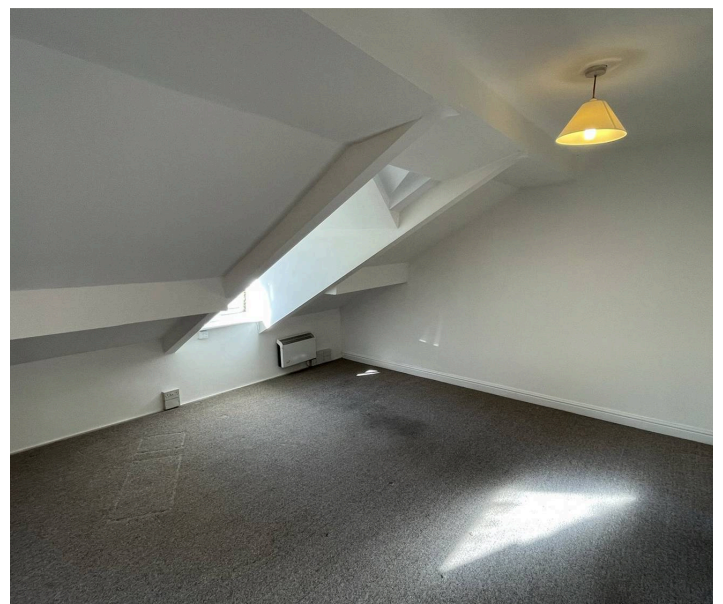
Bedroom

13' 9" x 14' 2" (4.20m x 4.32m)

Again having a sloping roof and Velux style window, electric wall mounted heater, neutrally decorated.

Outside

There is opportunity for parking on a first come first serve basis





Tenant and Material Information

Council Tax Band A EPC Rating E

Date Available: Contact the Office for further details
Property Type: Converted one bedroom apartment – split level accommodation

Holroyd Miller understand that the electric and water supply are mains supplied.

Please note there is no gas supply in the property Holroyd Miller understand that the water is on a meter.

Please note that the electric meters are pre-paid with £1.00 coin meters.

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 £114.00

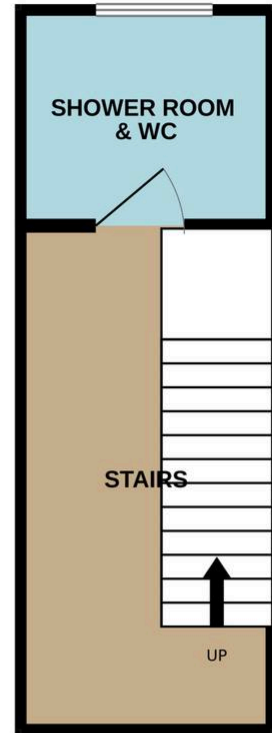
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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

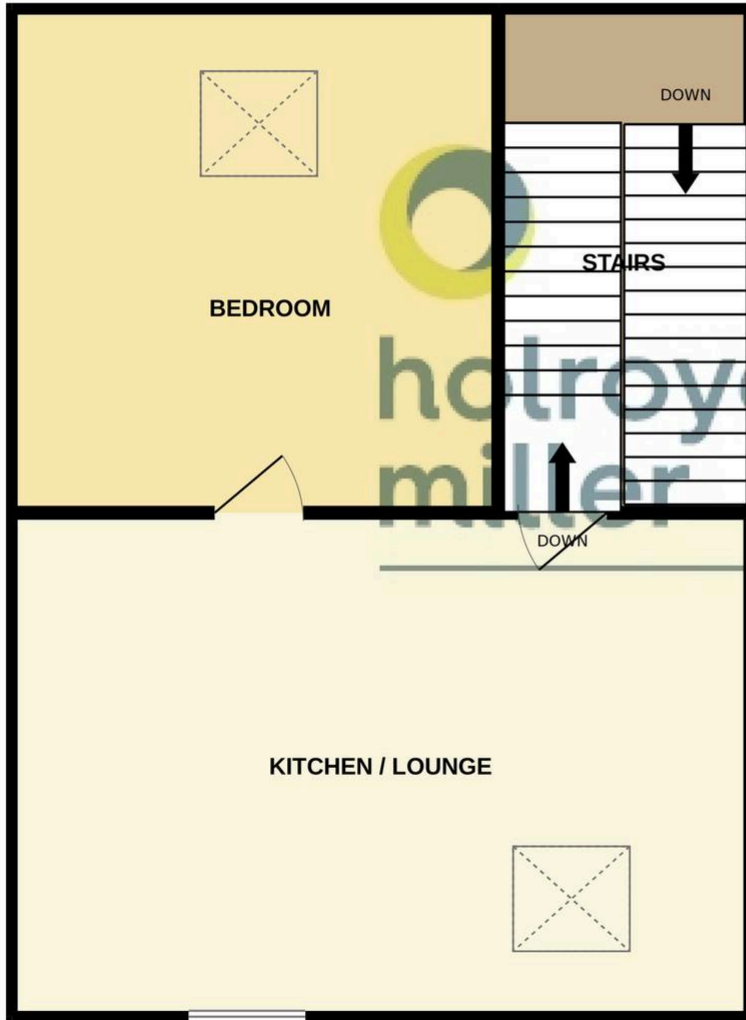
Any other permitted payments, not included above, under the relevant legislation including contractual damages.



TOP FLOOR



FIRST 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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