



7 Shaw Fold, Wakefield - WF2 7LT

Rent £695 pcm. Refundable Tenancy Deposit £801.00

Holroyd Miller have pleasure in offering to Let this charming one-bedroom semi-detached houses in a sought-after area with parking for one vehicle.



Outer Entrance Porch

Leading to....

Living Room

10' 0" x 12' 2" (3.05m x 3.70m)

With open staircase with beamed ceiling, understairs storage cupboard, double glazed window, single panel radiator, opening to....

Kitchen

12' 0" x 6' 2" (3.66m x 1.88m)

Fitted with a matching range of cream wall and base units, contrasting work top areas, stainless steel sink and drainer, fitted oven and hob with extractor hood over, baxi combination central heating boiler, double glazed windows.

Stairs lead to first floor landing

House Bathroom

Furnished with a coloured suite comprising pedestal wash basin, low flush w.c, panelled bath with shower attachment, half tiling, electric shaver point, double glazed window, single panel radiator.

Bedroom

12' 2" x 11' 5" (3.70m x 3.48m)

With double glazed window, fitted wardrobes, beamed ceiling, central heating radiator.





Outside

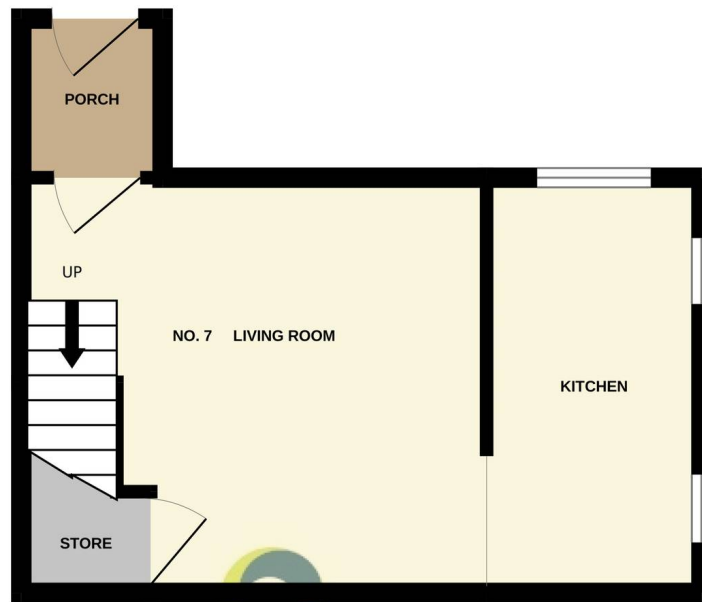
The property has a low maintenance garden area to the front and currently rights for x1 vehicle to park within the courtyard. Please note for clarity that the Tenants of 7 Shaw Fold do not have access to the garages or workshop. The workshop does have planning to convert to a Dwelling.

Material Information

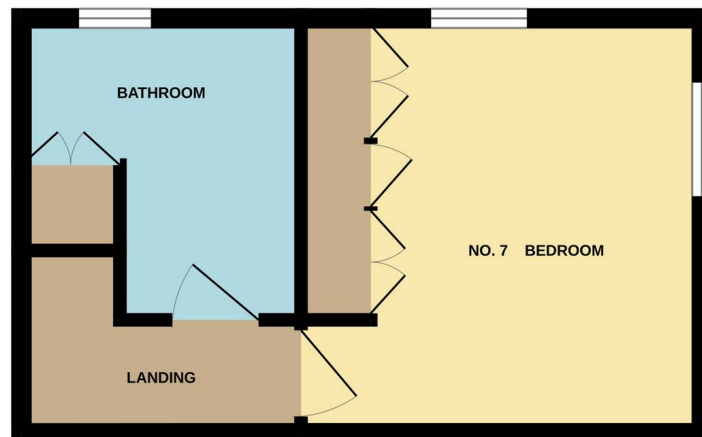
Council Tax Band - A. EPC Rating - E Date Available: Mid-End August 2026 subject to references Property Type: Semi Detached Stone Cottage Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is on a meter. Broadband and Mobile 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 £183.00 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
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

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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