



1 Sovereign Road, Wakefield

Rent £1,700 pcm Refundable Tenancy Deposit £1,961

Detached House • Four Bedrooms • Master Bedroom with En-Suite • South Facing Garden • Off Street Parking • Spacious Living Kitchen Area • Under Floor Heating • Council Tax Band E • EPC C

Entrance Reception Hallway

With double glazed entrance door, laminate wood flooring, central heating radiator

Cloakroom

Having low flush W.C and pedestal wash hand basin

Home Office/ Study

10' 8" x 8' 2" (3.25m x 2.50m)

With double glazed window and central heater radiator.

Dining Kitchen

13' 0" x 21' 6" (3.96m x 6.55m)

Fitted with a range of high gloss wall and base units, contrasting quartz worktops, undermounted sink with mixer tap unit and extending to breakfast bar, double oven, hob, extractor, integrated dishwasher, double glazed window, central heating radiator open to....

Lounge Area

12' 9" x 10' 9" (3.89m x 3.28m)

Having double glazed windows, bi-folding doors leading onto the rear garden, laminate wood flooring and central heating radiator.

Utility Room

11' 8" x 8' 2" (3.56m x 2.50m)

Access to former garage, now forming a utility room, having plumbing for automatic washing machine, stainless sink unit, single drainer, central heating radiator and adjacent store room access via garage up and over door.

Stairs Leads to First Floor Landing

With airing/ cylinder cupboard, double glazed window and central heating radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush W.C, panelled bath with shower over, tiling, double glazed window, central heating radiator.

Bedroom

10' 11" x 7' 9" (3.33m x 2.36m)

With double glazed window and central heating radiator

Bedroom

10' 4" x 8' 0" (3.15m x 2.44m)

With fitted wardrobes, double glazed window, central heating radiator

Bedroom/ Dressing Room

9' 4" x 6' 2" (2.84m x 1.88m)

Plus Recess. Having laminate wood floor, two double glazed windows and central heating radiator.

Master Bedroom to Front

10' 0" x 12' 7" (3.05m x 3.84m)

With two double glazed windows, fitted wardrobes and central heating radiator

En-Suite Shower Room

Furnished with modern white suite comprising wash hand basin, low flush W.C, shower cubicle, laminate wood flooring, double glazed window, tiling and central heating radiator.

Outside

Driveway to the front provides ample off street parking, access to former garage for storage, pathway to side leads to enclosed lawn garden and paved patio being south facing. Please note that the Property does have an EV Charging point.

Material Information

Council Tax Band E EPC Rating C

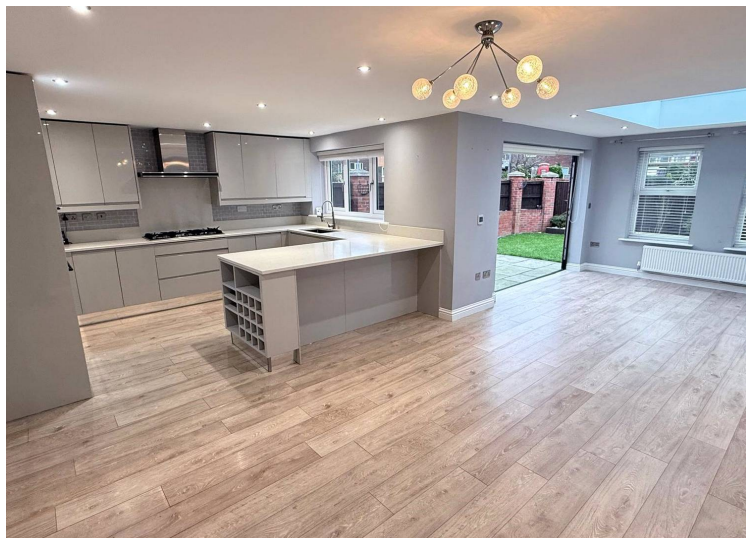
Date Available: October 2026 subject to references Property

Type: Detached 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 £392.00

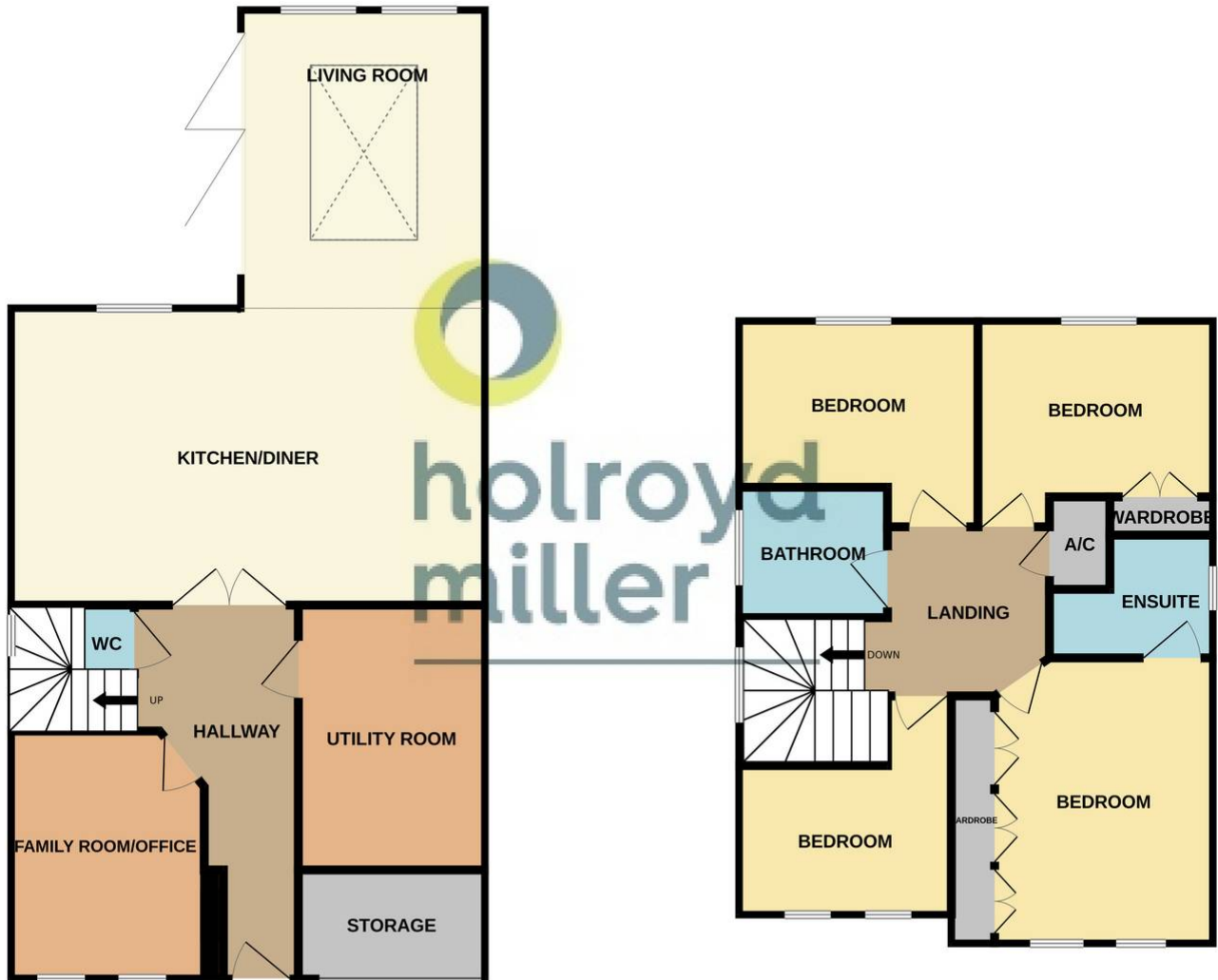
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement. Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred Any other permitted payments, not included above, under the relevant legislation including contractual damages.





GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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