





# 2 Horse Race End, Heath - WF1 5SG

## £1,250 pcm Refundable Tenancy Deposit - £1,442.00

Holroyd Miller have pleasure in offering to let this characterful Grade II Listed two bedroom semi-detached house with accommodation over three levels, generous gardens with off street parking and garage.

Council Tax Band C EPC Rating - TBC Date Available: Subject to references and obtaining relevant safety certificates

Property Type: Grade II Listed Semi Detached Cottage with accommodation over three levels




**Kitchen**
8' 2" x 15' 10" (2.49m x 4.83m)
Newly fitted kitchen fitted with a range of shaker style base units and work effect worksurfaces, splash back tiling, 1 1/2 sink and drainer, integrated oven, electric hob, space and plumbing for automatic washing machine, integrated dishwasher and fridge/freezer, window and wooden stable door, exposed beam



**Dining room**
7' 2" x 15' 10" (2.18m x 4.83m)
Being neutrally decorated with airing cupboard and separate store, central heating radiator, window, stairs leading to first floor landing.

**Lounge**
15' 1" x 16' 10" (4.59m x 5.14m)
Spacious lounge with feature fire and brick surround, central heating radiator, exposed beams, window, wall lights and spot lights to ceiling, wooden front door.



**First Floor Landing**
With store cupboard and stairs leading to second floor

**Bedroom 1**
15' 1" x 16' 10" (4.59m x 5.14m)
Good sized master bedroom with two central heating radiators, window, wall lights and spot lights to ceiling, feature fire, opening to....

**En-suite**
Fitted with a white suite comprising Jacuzzi bath, pedestal wash hand basin, low flush w.c, being fully tiled, chrome heated towel rail, bathroom cabinet





**Bedroom 2/ Occasional Room**

11' 1" x 12' 4" (3.37m x 3.76m)

Please note that this rooms has restrictions due to the beams With two Velux windows, storage area, door to...

**En-suite**

Fitted with white suite comprising low flush w.c, pedestal wash hand basin, corner shower cubical, part tiled walls, exposed beams and central heating radiator

**Outside**

Generous garden are with patio and lawn area, gate providing access to rear and double garages. To the front open laid to lawn garden.

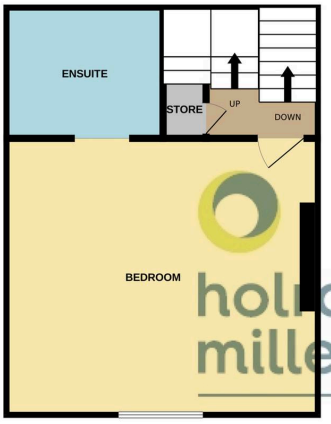
**Material Information** - Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is not on a meter. Please note that the gas and electric meters are pre-paid Please note that the property has a drain away septic tank Broadband and 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 £288.00 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.

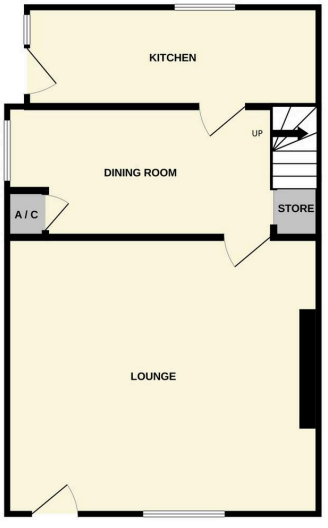





2ND FLOOR




1ST FLOOR




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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