



6 Windsor Court, Dewsbury - WF12 7SU

Rent £695 pcm Refundable Tenancy Deposit £801.00

Holroyd Miller have pleasure in offering to let this modern ground floor apartment with two bedrooms two bathrooms, allocated parking. Viewing Essential.



Communal Entrance

Private Entrance Hall

Having store cupboard housing immersion heater, leading to....

Open Plan Living/ Kitchen

16' 5" x 11' 0" (5.00m x 3.35m)

A bright and airy living space with a large double glazed window, 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. There is an integrated electric oven and hob, with plumbing and space for a washing machine and an undercounter fridge freezer.

Bedroom One

8' 0" x 12' 0" (2.44m x 3.66m)

Being neutrally decorated and having electric heater and double glazed window

En-Suite

4' 8" x 5' 4" (1.42m x 1.63m)

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

8' 8" x 8' 0" (2.64m x 2.44m)

Single room with double glazed window and wall mounted electric heater





House Bathroom

Fitted with a three piece suite comprising bath with shower over, low flush w.c, hand basin, tiling to walls, electric heated towel rail.

Allocated Parking

The property has an allocated parking space for 1 vehicle

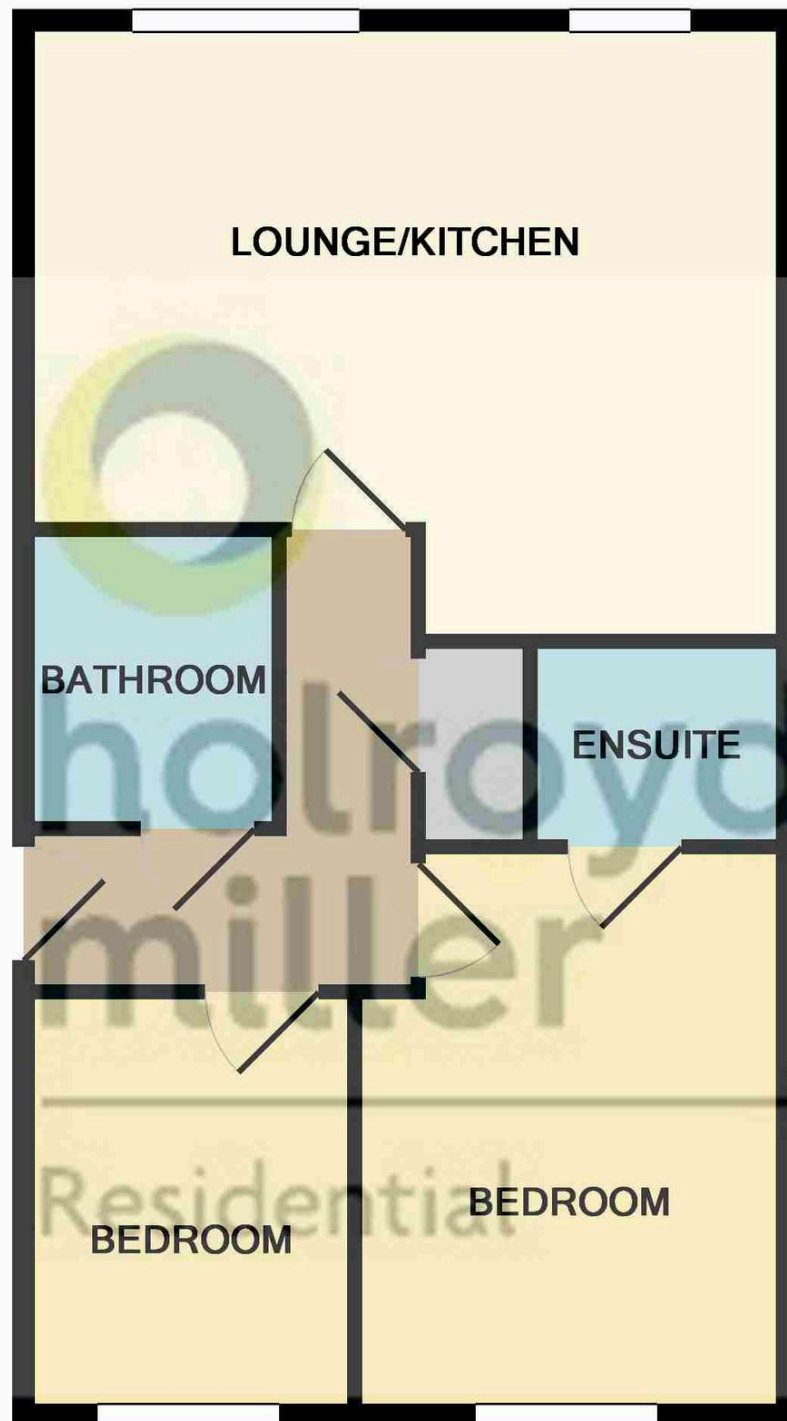
Material Information

Council Tax Band A. EPC Rating B. Date Available: Mid August
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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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