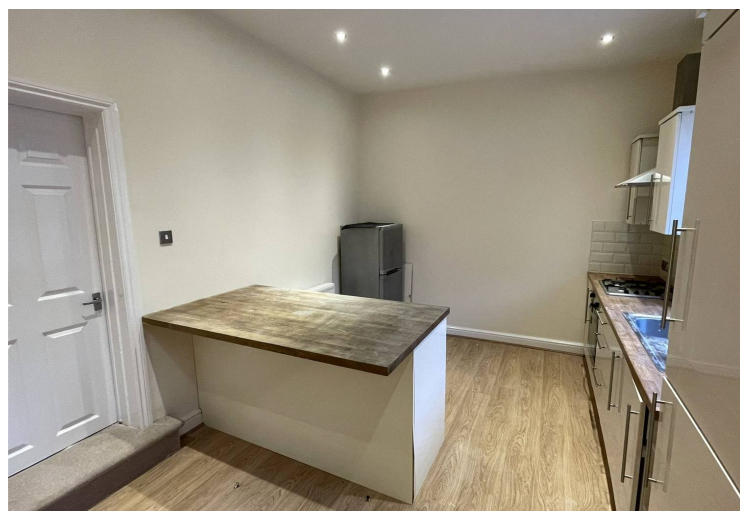




9 Kitchener Street, Woodlesford - LS26 8ST

£900 pcm Refundable Tenancy Deposit £1038.00

Holroyd Miller have pleasure in offering for Let this well presented two bedroomed stone terrace house situated within walking distance of Woodlesford high street and its excellent range of pubs and restaurants, together with excellent rail services into Leeds.



Lounge

13' 0" x 9' 9" (3.96m x 2.97m)

With double glazed entrance door and window, central heating radiator

Breakfast Kitchen

15' 6" x 10' 7" (4.72m x 3.22m)

Fitted with a matching range of high gloss cream fronted wall and base units, contrasting oak effect worktops with center island and breakfast bar, inset sink unit with drainer, integrated washing machine, oven and hob with extractor hood over, tiling between the worktops and wall units, central heating boiler, down lighting to the ceiling, double glazed window and rear entrance door, central heating radiator, access to useful keeping cellar. * Please note that the free-standing fridge/freezer will be included in the Tenancy but it wont be maintained or replaced by the Landlord *



Stairs

Being off the Lounge and leading to

First Floor Landing

Bedroom

13' 0" x 9' 9" (3.96m x 2.97m)

With recess over the staircase, double glazed window, central heating radiator

Bedroom

10' 11" x 9' 5" (3.33m x 2.87m)

(maximum measurement) With doorwell, double glazed window, central heating radiator





Bathroom

Furnished with modern white suite, comprising; pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window, chrome heated towel rail

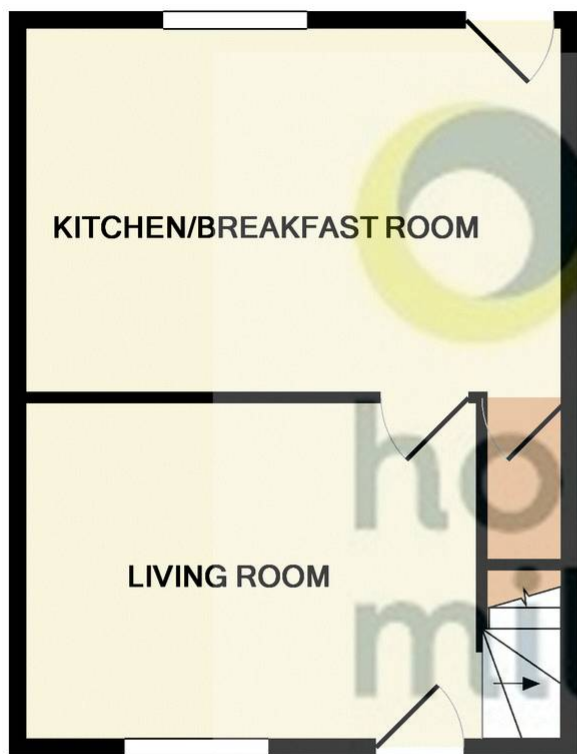
Outside

The property is street lined to the front with no yard area but adjacent to a small park and within walking distance of Woodlesford high street

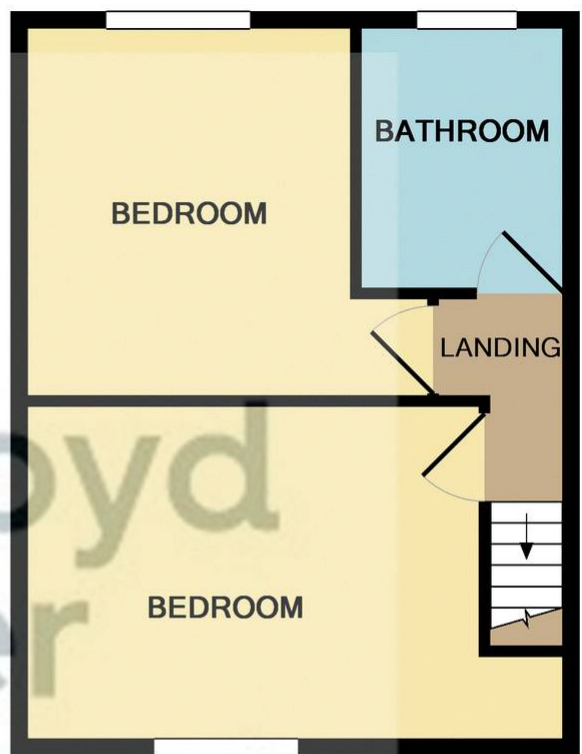
Material Information

Council Tax Band A EPC Rating D Date Available: Contact the office to discuss availability Property Type: Mid Stone Terrace House 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 £207.00 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



1ST FLOOR

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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Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.