



76 Parklands Manor Chaloner Grove, Wakefield - WF1 4DF

£196 pw Leasehold

Holroyd Miller have pleasure in offering to let this spacious ground floor two bed apartment with allocated parking close to Pinderfields Hospital and Wakefield city centre. Part Furnished.



Communal Entrance Hall leading to Apartment Entrance Hall

Having cupboard, laminate flooring, central heating, radiator, intercom telephone.

Open Plan Lounge

20' 8" x 9' 10" (6.30m x 3.00m)

Spacious lounge and dining area having three feature windows, central heating radiator opening to....

Kitchen

8' 9" x 6' 11" (2.67m x 2.10m)

Having a matching range of wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated fridge and freezer, oven, hob and extractor over, dishwasher, washing machine, double glazed windows, spot lights to ceiling

House Bathroom

Having a matching range of wall and base units, laminate work surfaces, stainless steel sink and drainer, integrated fridge and freezer, oven, hob and extractor over, dishwasher, washing machine, double glazed windows, spot lights to ceiling

Bedroom

10' 6" x 9' 7" (3.20m x 2.92m)

(maximum measurement) Having two windows making this a light and airy room, central heating radiator and a range of bedroom furniture

Bedroom

9' 6" x 6' 5" (2.90m x 1.96m)

With double glazed window and central heating radiator





Outside

Allocated parking for one vehicle

Tenant and Material Information

Council Tax Band B

EPC Rating C

Date Available: December 2026 Subject to references

Property Type: Ground Two Bedroom Apartment Floor Apartment
 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 £196.00

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.





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