



3 Horbury Mews, Horbury - WF4 6PA

£750 pcm Refundable Tenancy Deposit £865.00

Holroyd Miller have pleasure in offering to let this well proportioned first floor apartment having own private entrance and parking space, within walking distance of Horbury center.



Private Entrance and Entrance Hall

With private entrance with stairs leading to inner hallway with useful store

Lounge

14' 5" x 11' 4" (4.40m x 3.45m)

Spacious lounge with neutral decor, central heating radiator, wall light, double glazed window with far reaching views towards Denby Dale

Separate Kitchen

8' 0" x 8' 6" (2.44m x 2.60m)

Spacious separate kitchen with a range of white fronted wall and base units, complimentary worksurfaces, stainless steel sink and drainer with mixer tap, oven, gas hob and extractor, double glazed window, appliances which include fridge/ freezer, washing machine and dryer Please note that the appliances at the property as a good will gesture although will not be repaired/maintained or replaced by the Landlord.

Shower Room

Being part tiled and furnished with a white suite comprising of pedestal wash hand basin, low flush W.C, walk in shower, central heating radiator and frosted double glazed window.

Bedroom to Rear

9' 5" x 9' 2" (2.87m x 2.80m)

Good sized bedroom with double glazed window and central heating radiator

Master Bedroom

7' 8" x 12' 0" (2.34m x 3.66m) (Measurement to fitted wardrobe) With mirrored sliding wardrobe, double glazed window and additional store and central heating radiator.





Outside

The property is positioned in a courtyard style setting with a tandem parking space, additional visitor parking. Use of outside garden store and use of communal garden and drying space to rear

Material Information

Council Tax Band B

EPC Rating C Date

Available: Contact the Office for further information

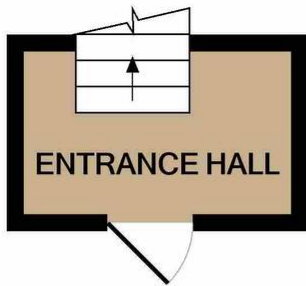
Property Type: Purpose Built First Floor Apartment

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 £173.00

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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GROUND FLOOR



1ST FLOOR

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.