



## Flat 1, 4 Trafalgar Road, Dewsbury - WF13 4LG

£575 pcm

**\*\*£100.00 off the first months rent\*\*** Holroyd Miller have pleasure in offering To Let this one bedroom ground floor flat. The property has off street parking, and briefly comprising of: Spacious Lounge, Kitchen area, Double Bedroom and House Bathroom. The properties are situated on the quiet street close to Dewsbury Town Centre. EPC: F30



### Entrance Hall

Having own private entrance hallway

### Open Plan Living Room and Kitchen

16' 11" x 14' 6" (5.16m x 4.42m)

Open plan living room with large bay window, neutral decor, central heating radiator, separate kitchen area with grey fronted wall and base units, complimentary worksurfaces and splash back tiling, oven, hob with extractor over, space for undercounter appliance.

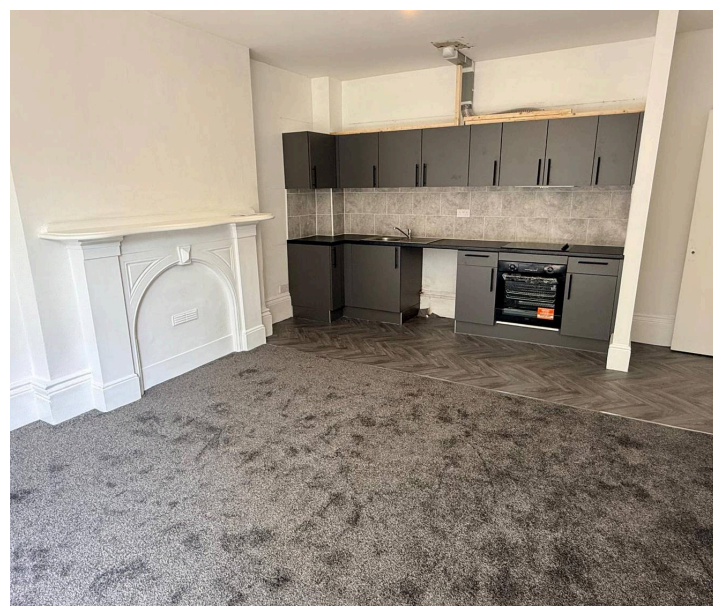
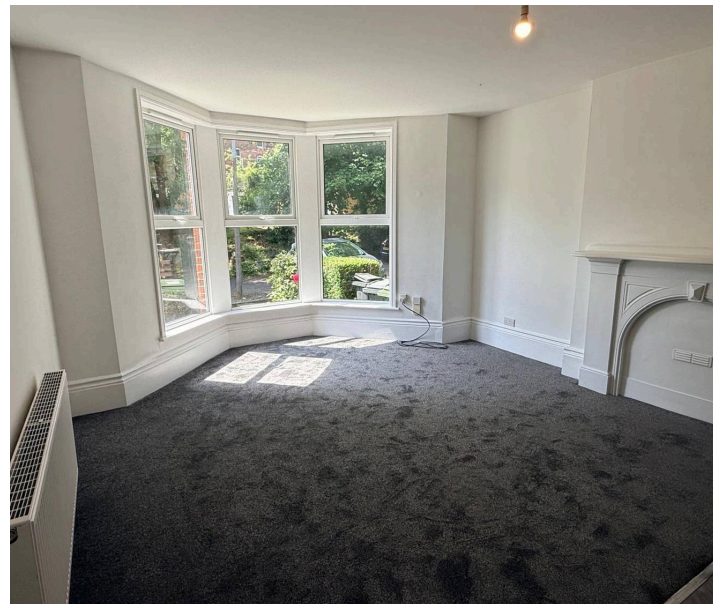
### Bedroom

13' 10" x 14' 6" (4.21m x 4.42m)

Spacious room with central heating radiator, double glazed window and neutral decor.

### House Bathroom

House bathroom with white suite comprising, low flush w/c, pedestal wash hand basin, bath with shower over, frosted double glazed window, tiled walls and extractor fan.





### Material Information

Rent £575.00 A Refundable Tenancy Deposit £663.00  
Council Tax Band A EPC Rating C Date Available:  
Immediately Subject to References Holroyd Miller  
understand that the electric/ gas and water supply are  
mains supplied. Holroyd Miller understand that the water  
is on a meter. Please note that the gas and electric  
meters are pre-paid 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  
£132.00

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.  
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.



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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