

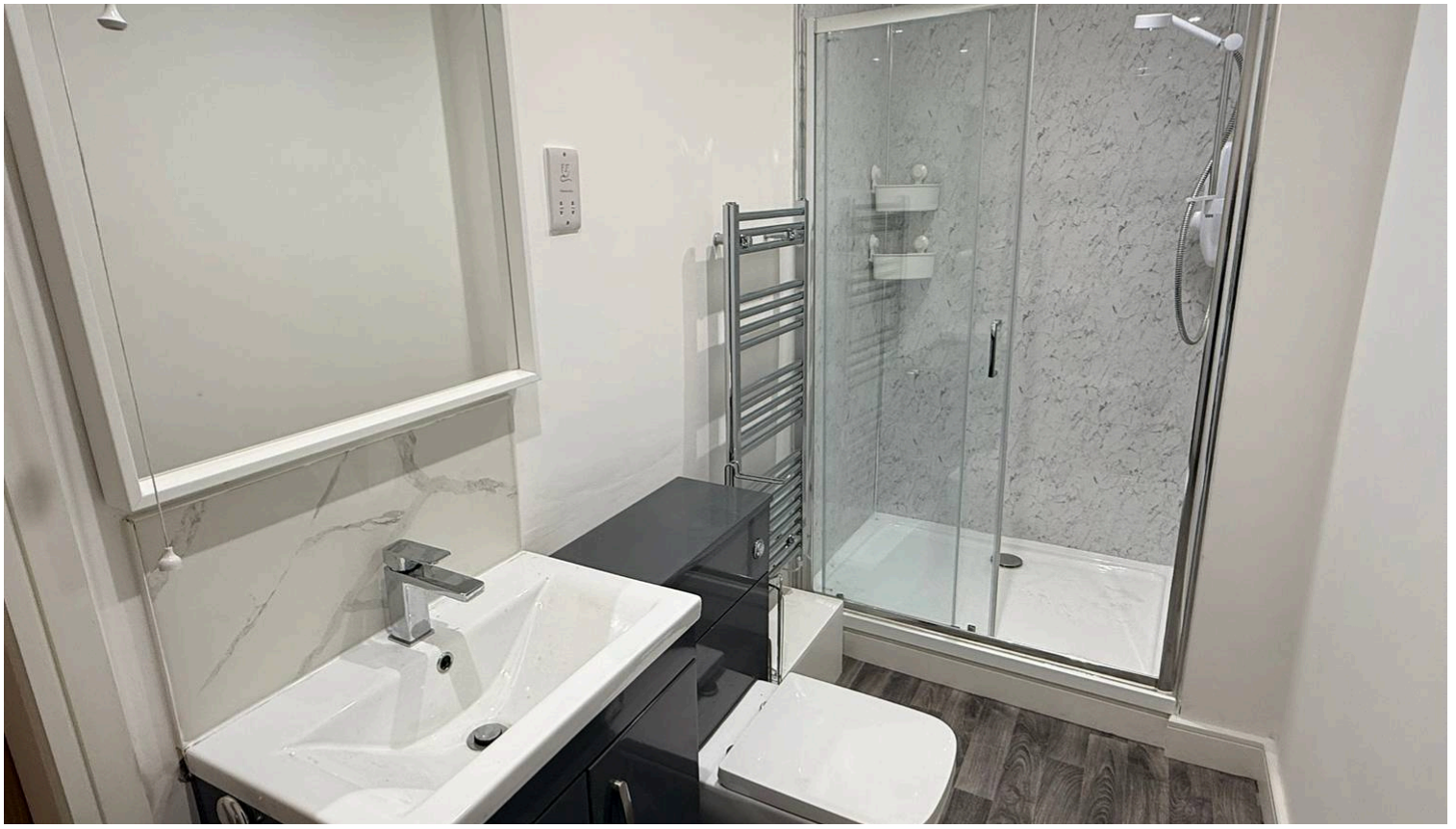




31a Lower Warrengate, Wakefield - WF1 1SA

£850 pcm Refundable Tenancy Deposit £980.00

Holroyd Miller have pleasure in offering to let this newly refurbished two bedroom maisonette apartment with parking. Viewing Essential.



Entrance Hall
Having own entrance with wall mounted electric heater, stairs providing access to first floor landing and the rest of the accommodation

Utility Room
With frosted double glazed window, worksurface, space and plumbing for automatic washing machine and an additional undercounter appliance

W.C/ Cloakroom
With vanity style w.c and hand basin, small chrome heated towel rail, wall mounted mirror, extractor fan

First Floor Landing
With double glazed window and wall mounted electric heater, door providing access to inner hallway

Lounge
15' 6" x 13' 7" (4.73m x 4.13m)
Spacious room with laminate wood flooring, double glazed window and wall mounted electric heater, opening to....



Kitchen
11' 6" x 8' 8" (3.50m x 2.64m)
Brand new kitchen with a range of navy wall and base units, contrasting worksurfaces extending to breakfast bar, integrated electric oven, electric hob and extractor over, double glazed window, space for fridge/freezer, stainless steel sink and drainer



Bedroom 1
13' 8" x 11' 1" (4.17m x 3.39m)
Spacious room being neutrally decorate





Bedroom 2

13' 8" x 8' 9" (4.17m x 2.67m)

Good sized room being neutrally decorated with double glazed window and wall mounted electric heater

Outside

Off Street Parking available to side of building

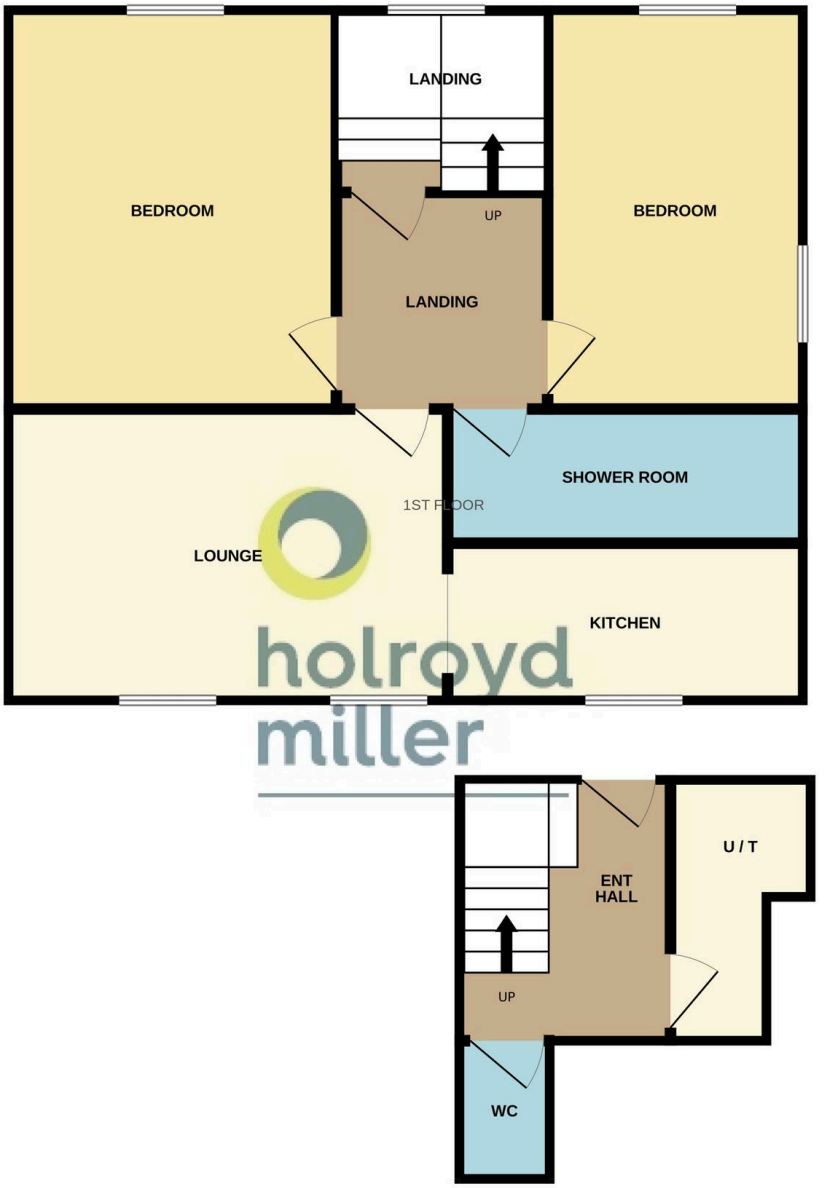
Material Information

Council Tax Band A EPC Rating E Date Available: Immediately subject to references and obtaining relevant safety certificates Property Type: Maisonette apartment - with accommodation over two levels Holroyd Miller understand that the electric 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.



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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