



8 Haydn Avenue, Stanley - WF3 4QJ

Rent £600 pcm. Refundable Tenancy Deposit £692.00

Holroyd Miller have pleasure in offering to let this well presented studio apartment conveniently situated in the Village of Stanley.



Lounge

14' 8" x 8' 6" (4.47m x 2.60m)

Open plan living space with double glazed patio doors leading onto balcony area, electric radiator, opening to....

Bedroom

6' 8" x 8' 7" (2.03m x 2.62m)

Bedroom area with double glazed window, sliding door leading into a store and further sliding door leading to...

Shower Room

Fitted with white suite comprising walk in shower cubical with electric shower, hand basin and w/c

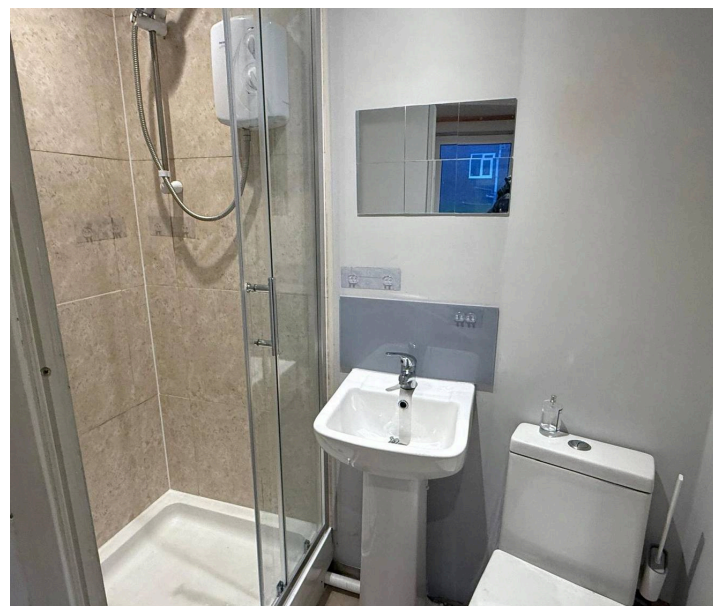
Kitchen

6' 6" x 8' 7" (1.98m x 2.62m)

Accessed off the lounge, a compact kitchen with a range of wall and base units, stainless steel sink and drainer, singular electric hob, counter top fridge and freestanding washing machine

Outside

Private decking area, communal gardens. The property also has an allocated parking space





Tenant and Material Information

Council Tax Band A

EPC Rating D

Date Available: Please contact the office to discuss availability
- subject to references

Property Type: Ground Floor Purpose Built Apartment

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 £138.00

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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