



89 Thornes Lane, Wakefield - WF2 7RF

Rent £995 pcm Refundable Tenancy Deposit £1038

Well presented three bedroom, three storey terrace in Thornes. Features enclosed rear garden and permit on street parking.



Lounge: 11' 8" x 17' 5" (3.56m x 5.32m)

(maximum measurements) With UPVc door, double glazed window, central heating radiator, wooden flooring, feature fireplace, opening to...

Dining Kitchen: 11' 8" x 13' 4" (3.56m x 4.07m)

Fitted with cream fronted wall and base units, wooden style worksurfaces, 1 1/2 bowl sink and drainer, range-style cooker, splash back tiling, central heating boiler, slimline freestanding dishwasher, space for automatic washing machine, space for dining table, stable door leading to rear garden, opening to stairs leading to....

First Floor Landing

Stairs leading to first floor landing

Bedroom Rear: 11' 8" x 13' 4" (3.56m x 4.07m)

(maximum measurement) Spacious bedroom with double glazed window overlooking the rear garden, central heating radiator, feature fire place

House Bathroom

House bathroom fitted with white suite comprising bath with electric shower over, pedestal wash hand basin, low flush w.c, central heating radiator and frosted double glazed window

Bedroom Front 9' 1" x 12' 9" (2.78m x 3.89m)

(maximum measurement) With double glazed window, central heating radiator and feature fire place





Stairs lead to

Bedroom 24' 2" x 15' 8" (7.37m x 4.77m)

(maximum measurement) Being positioned in the top floor with eaves storage and Velux windows

Outside

The property has an enclosed rear garden. On street permit parking – please note that Tenants are responsible for making their own applications to Wakefield Council regarding this

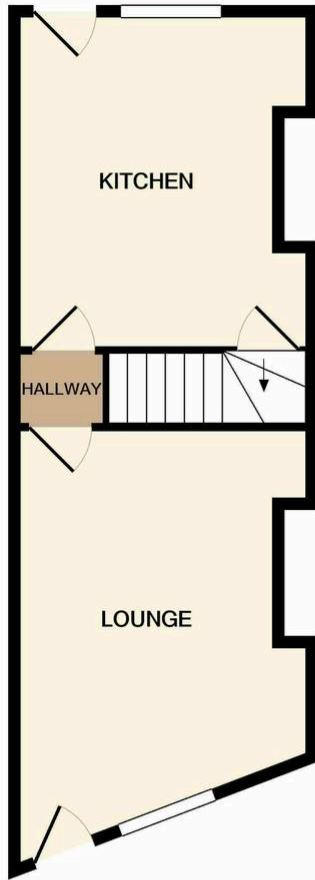
Material Information

Council Tax Band A EPC Rating D Date Available: July 2026

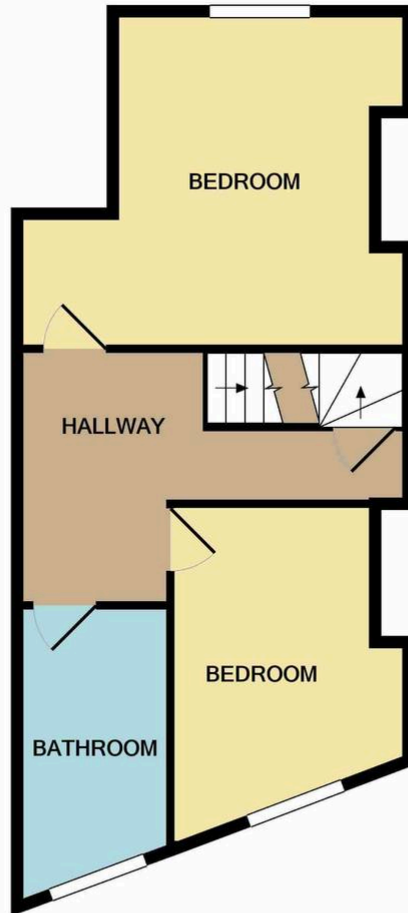
Subject to References. Property Type: Mid Three Storey Terrace House Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Broadband and Mobile Signal Coverage can be checked

<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 £207.00 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.

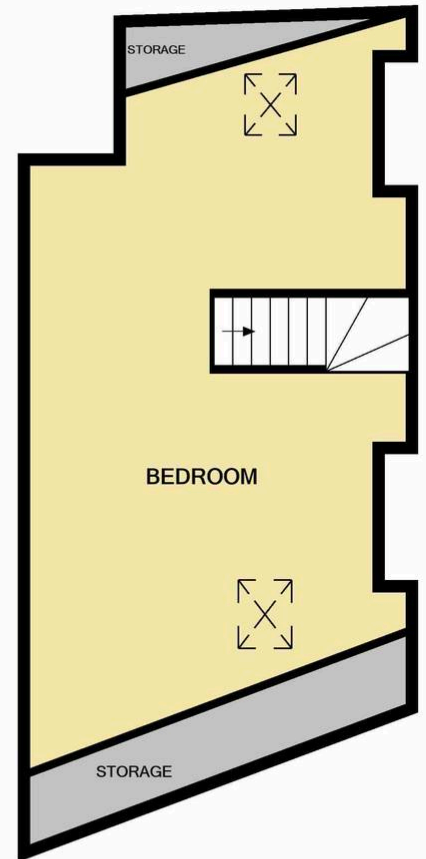




GROUND FLOOR



1ST FLOOR



ROOF ROOM

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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