



61a Alverthorpe Road, Wakefield - WF2 9NU

Rent £700 pcm - rent includes fair use of Water. Refundable Tenancy Deposit
£807.00

Holroyd Miller have pleasure in offering to Let this well proportioned first floor one bedroom apartment with parking close to Wakefield City Centre.



Entrance Hall

The property is accessed via an external side door with stairs leading to apartment and inner private apartment hall

Lounge

11' 11" x 15' 8" (3.63m x 4.78m)

Maximum Measurement. Spacious lounge with window and electric wall heater opening to....

Kitchen Area

Fitted with a range of matching wall and base units, complimentary wood effect worksurfaces and white brick style splash back tiling, integrated oven, hob and extractor over, space and plumbing for automatic washing machine and under counter fridge * The undercounter fridge and washing machine will be left in the property although not maintained/ repaired or replaced by the Landlord*



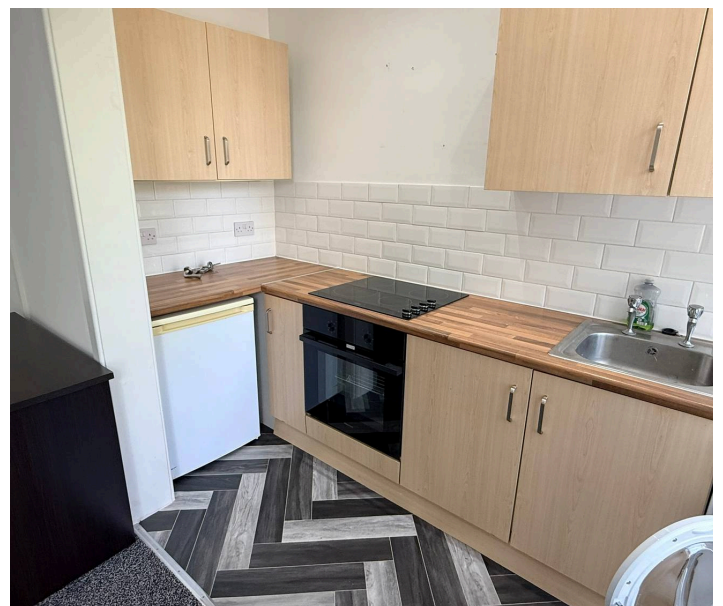
Bedroom

15' 8" x 15' 8" (4.78m x 4.78m)

Maximum measurement Double bedroom being neutrally decorated with double glazed window and electric heater, leading to....

En-Suite

Fitted with a white suite comprising low flush w.c, pedestal wash hand basin, corner shower cubicle with sliding doors.





Outside

Communal gardens to front and parking available to the rear.

Material Information

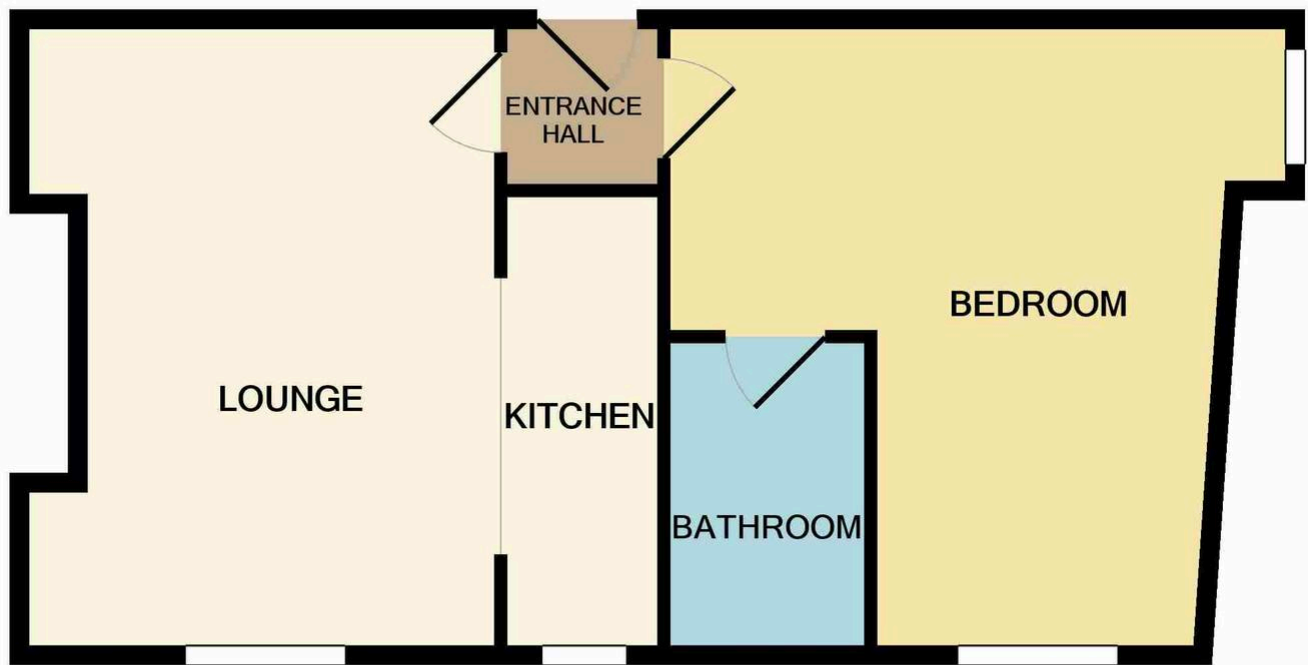
Council Tax Band A. EPC Rating E Date Available:

August 2026 subject to references

Property Type: First Floor Apartment Holroyd Miller understand that the electric and water supply are mains supplied. PLEASE NOTE THAT THE RENT INCLUDES FAIR USE OF WATER. 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 £161.00. 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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