



4 Lovaine Grove, Wakefield

Rent £1,200 pcm Refundable Tenancy Deposit £1,384

Detached Bungalow • Two Bedrooms • Spacious Modern Kitchen • Lounge with Separate Snug Room •
Detached Garage • Good Sized Plot with Low Maintenance Garden • Council Tax Band E • EPC C

Entrance Hall

With double glazed door and central heating radiator

Lounge

13' 11" x 13' 11" (4.24m x 4.24m)

Spacious formal lounge being neutrally decorated with double glazed window, feature central heating radiator, wood burning stove.

Snug

14' 11" x 8' 2" (4.55m x 2.50m)

Having two double glazed windows, central heating radiator, wall mounted cabinet, wall lights, neutral decor

Dining Area

5' 6" x 8' 2" (1.68m x 2.50m)

Useful room off the kitchen with UPVc door, double glazed window and central heating radiator opening to....

Kitchen

13' 11" x 8' 3" (4.24m x 2.52m)

Fitted with a matching range of dark grey gloss and white gloss fronted wall and base units, contrasting worktop areas and matching upstands, 1 1/2 stainless steel sink unit, single drainer with mixer tap unit, a range of integrated appliances including NEFF oven, combination oven/ microwave, dishwasher, washing dryer, double glazed window, central heating radiator, spotlights to ceiling

Shower Room

Fitted with low flush w.c, vanity draw hand basin with mirrored cabinet over, double walk-in shower cubicle, frosted double glazed window, extractor fan, tiled walls, heated towel rail

Bedroom Two Rear

11' 5" x 10' 11" (3.48m x 3.34m)

(Maximum Measurement) Well-proportioned room being neutrally decorated, double glazed window, wardrobe.

Bedroom Front

11' 5" x 11' 6" (3.48m x 3.50m)

Being neutrally decorated with double glazed window, central heating radiator, wardrobe and bedside cabinets

Outside

The property is approached by attractive block paved driveway providing ample off-street parking and leading to attached single car garage with automated up and over door with power and light laid on. Front Garden being mainly laid to lawn with mature borders. Access to the side provides access to the rear, easy to maintain garden area with paved patio area, well stocked borders, rear store housing central heating boiler.

Material Information

Council Tax Band E EPC Rating C Date

Available: End September 2026 subject to references

Property Type: Detached Bungalow

Holroyd Miller understand that the electric/ gas and water supply are mains supplied.

Holroyd Miller understand that the water is/ is not 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/>

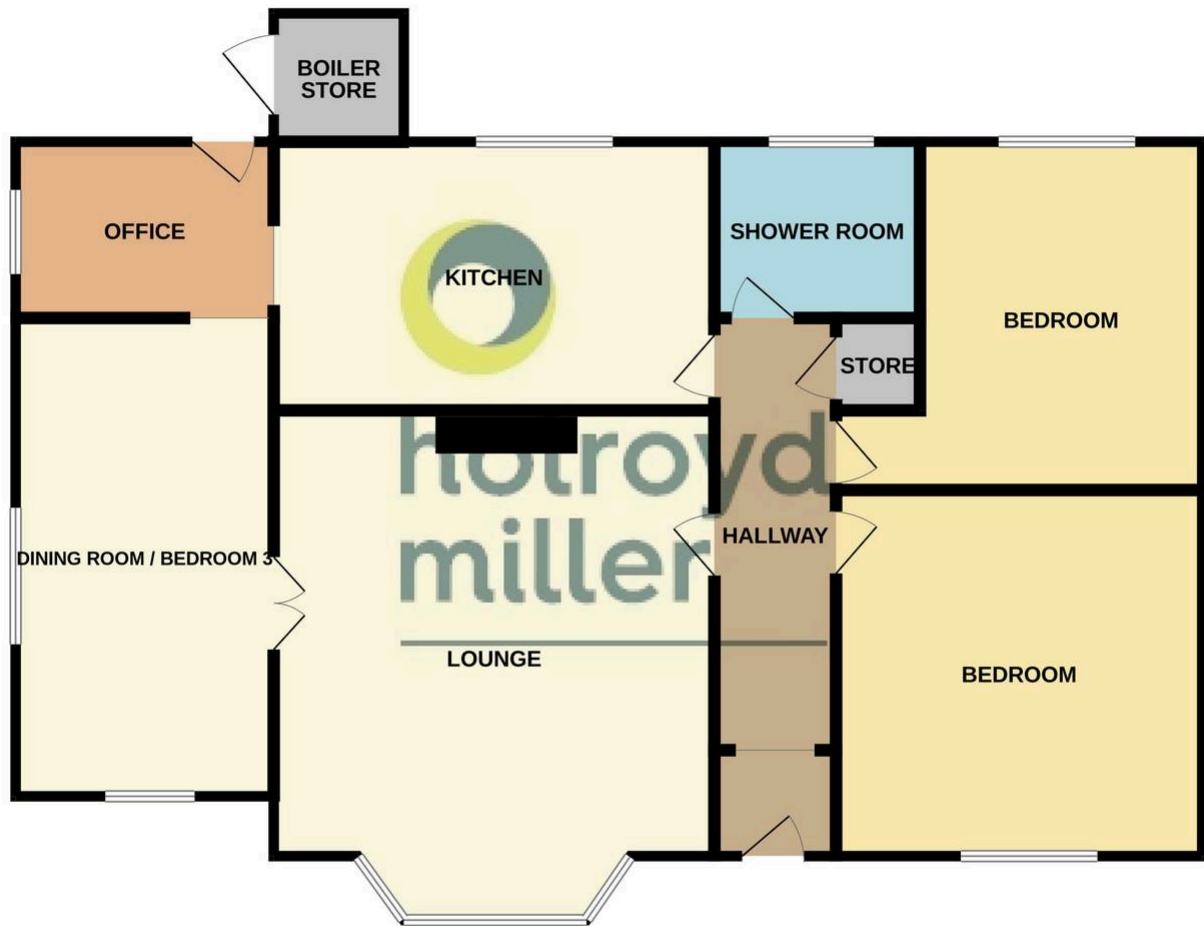
As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £276.00

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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