



3 Lo Grove, Wakefield - WF1 2PR

£1,695 pcm Refundable Tenancy Deposit £1955.00

Holroyd Miller have pleasure in offering to let this well presented and spacious detached family home with accommodation over three levels, with driveway to front and enclosed rear garden.

Entrance Hall

Having UPVc door, central heating radiator, stairs leading to first floor landing

Utility Room

7' 4" x 8' 11" (2.23m x 2.73m)

A useful and practical space with white gloss wall and base units, contrasting worksurfaces, space and plumbing for automatic washing machine and other undercounter appliance, central heating radiator, Victorian style ceiling mounted clothes airer, central heating boiler.

Cloakroom/ W.C

With part tiled walls, white suite with back to wall w.c, hand basin, part tiled walls, double glazed window, central heating radiator.

Dining Kitchen

20' 3" x 19' 0" (6.18m x 5.80m)

Maximum Measurement. An extremely spacious versatile room with defined areas Lounge Dining area being carpeted with central heating radiators, bay window with patio doors onto enclosed rear garden.

Kitchen area with a range of wood effect wall and base units, contrasting worksurfaces, black matt 1 1/2 sink and drainer with chrome mixer tap, gas hob with extractor over, freestanding dishwasher, oven, useful store cupboard which could house a large freestanding fridge/freezer.

First Floor Landing

Open plan landing opening to

Lounge

10' 6" x 19' 0" (3.19m x 5.80m)

Open plan living space, two double glazed windows and two central heating radiators

House Bathroom

Modern family bathroom with four piece suite fitted with bath with shower attachment, low flush w.c, pedestal wash hand basin, double shower, part tiling to walls, tall chrome heated towel rail, double glazed frosted window.

Bedroom

10' 8" x 10' 4" (3.24m x 3.14m)

Double bedroom with central heating radiator and double glazed window.

Bedroom

6' 7" x 8' 5" (2.00m x 2.57m)

With central heating radiator and double glazed window

Stairs

Stairs with glass balustrade leads to second floor landing with central heating radiator, with airing cupboard.

Bedroom

11' 9" x 11' 3" (3.58m x 3.43m)

Double room with fitted wardrobes and store double glazed window and central heating radiator.

En-Suite

Fitted with white suite comprising low flush w.c, pedestal wash hand basin, single shower cubical, part tiling to walls, tall heated towel rail.

Bedroom

12' 3" x 11' 9" (3.74m x 3.57m)

Measurement excludes store and entrance to en-suite. With double glazed window, central heating radiator, store.

En-Suite

Fitted with white suite comprising low flush w.c, pedestal wash hand basin, single shower cubical, central heating towel rail, Velux window and eves storage.

Outside

Astroturf open garden area to front with driveway. Enclosed garden to rear with patio area, with lawned area and shed.

Material Information

Council Tax Band E.

EPC Rating C Date

Available: Immediately subject to references and obtaining the relevant safety certificates

Property Type: Detached House with accommodation over three levels

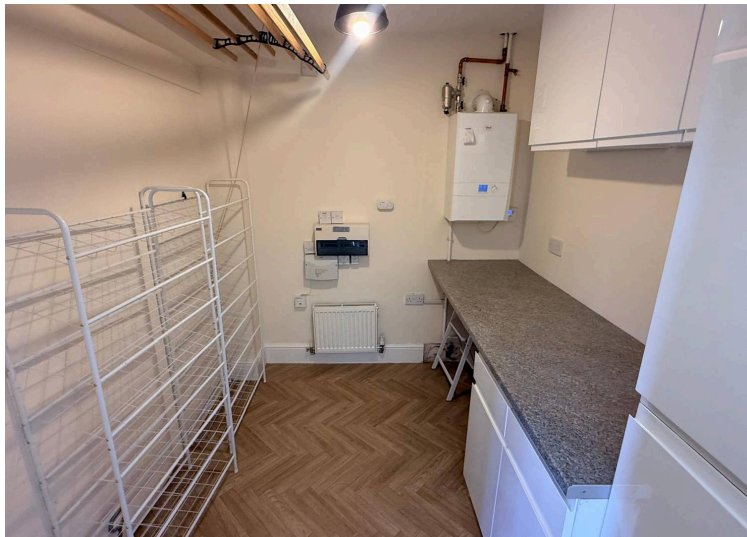
Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is not on a meter.

Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

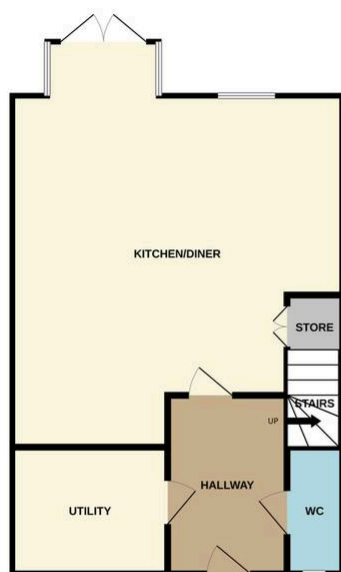
As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £391.00

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.

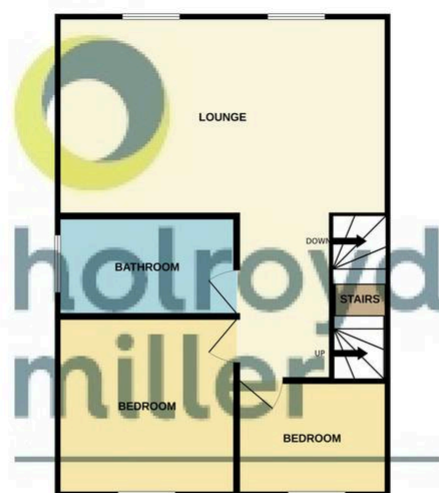




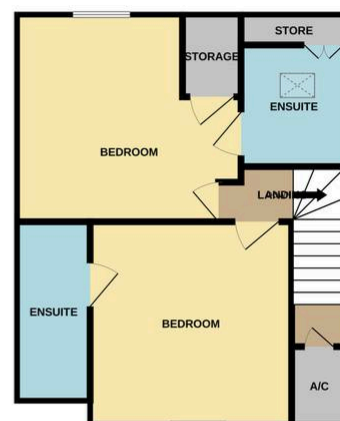
GROUND FLOOR



1ST FLOOR



2ND 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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