



6 Trafalgar Road, Dewsbury - WF13 4LG

Rent £575 pcm. Refundable Tenancy Deposit £663

Holroyd Miller have pleasure in offering to let this spacious ground floor one bedroom apartment.



Entrance

Lounge

14' 1" x 14' 11" (4.29m x 4.54m)

Spacious room with three feature windows, coving to ceiling, central heating radiator and freestanding electric stove style fire.

Kitchen

9' 2" x 6' 4" (2.80m x 1.94m)

Brand new kitchen fitted with a range of matching high gloss wall and base units, black sink and drainer, oven with electric hob and extractor hood over, space and plumbing for automatic washing machine, double glazed window.

Bathroom

Modern bathroom fitted with white suite comprising low flush W.C, pedestal wash hand basin, bath with shower over, central heating radiator

Bedroom

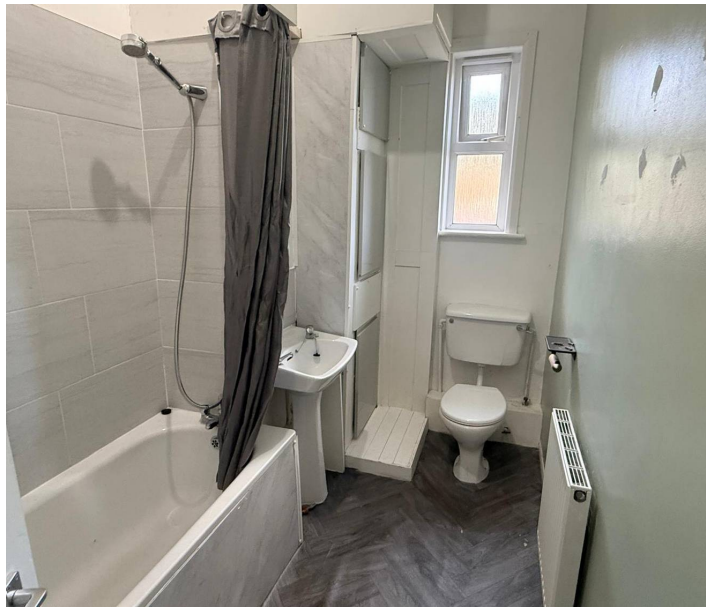
13' 11" x 9' 11" (4.24m x 3.02m)

Maximum Measurement. With double glazed window and central heating radiator.

Outside

No Allocated Parking, however it is available on a first come first serve basis.





Material Information

Council Tax Band A

EPC Rating D Date

Available: Immediately subject to references and obtaining relevant safety certificates

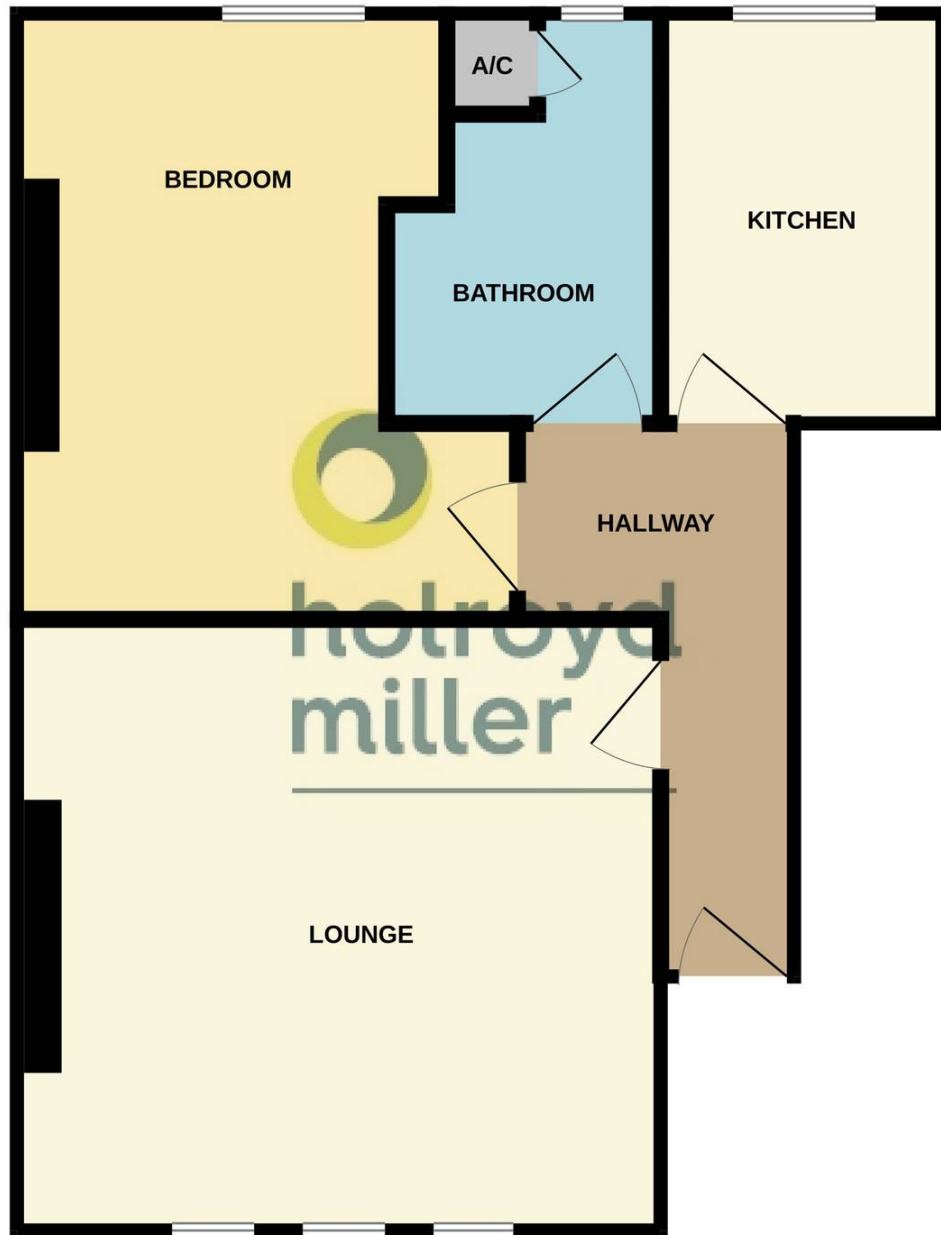
Property Type: Ground floor apartment Holroyd Miller understand that the electric/ gas and water supply are mains supplied and understand the the gas meter is pre-paid. Holroyd Miller understand that the water is not on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

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 £132.00

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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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.