



23 Buttercup Lane

East Ardsley, Wakefield, WF3 2LU

To Let £850 pcm

Holroyd Miller have pleasure in offering for let this well presented modern three bedroom town house in a quiet residential area of East Ardsley. Providing easy access to both the M1/ M62 motorway network. Enclosed South Facing rear Garden. Viewing Essential

LOUNGE

13' 6" x 12' 2" (4.13m x 3.72m)

Spacious neutrally decorated room with feature fire and surround, double opening patio doors leading onto south facing garden.

DINING ROOM

9' 6" x 8' 6" (2.91m x 2.60m)

Well proportioned dining room with feature light fitting, double glazed window, central heating radiator opening to....

KITCHEN

12' 2" x 8' 5" (3.71m x 2.59m)

Modern kitchen fitted with a range of cream gloss fronted wall and base units, contrasting work tops, integrated oven, gas hob and extractor hood over, stainless steel 1 1/2 sink and mixer tap, space for integrated appliance, double glazed window and door.

CLOAKROOM/ W/C

Comprising; low flush w.c with inset flush, pedestal hand basin with splash back tiling, double glazed window.

LANDING

BEDROOM 1

9' 0" x 10' 5" (2.75m x 3.18m)

Master Bedroom with central heating radiator, double glazed window, fitted wardrobe, leading to....

EN SUITE

Fitted with white suite comprising; low flush W/C, hand basin, walk in double shower cubical, central heating radiator and double glazed window.

BEDROOM 2

9' 0" x 9' 0" (2.75m x 2.75m)

Double bedroom with central heating radiator and double glazed window

BEDROOM 3

7' 4" x 6' 2" (2.26m x 1.89m)

Good sized bedroom with central heating radiator and double glazed window

BATHROOM

House bathroom fitted with white suite comprising white bath, low flush w.c, hand basin

OUTSIDE

The property has a garage and parking space. The property is approached via a courtyard setting and has a south facing mainly laid to lawn enclosed garden with patio area.

TENANT INFORMATION

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Late April

Rent £850.00

A Refundable Tenancy Deposit £980.00

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 £196.00

During the Tenancy payable to the Agent/Landlord

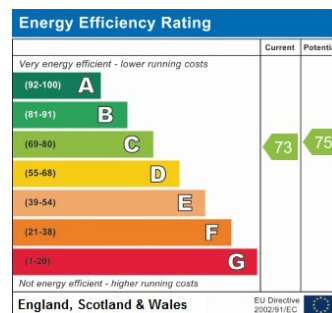
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

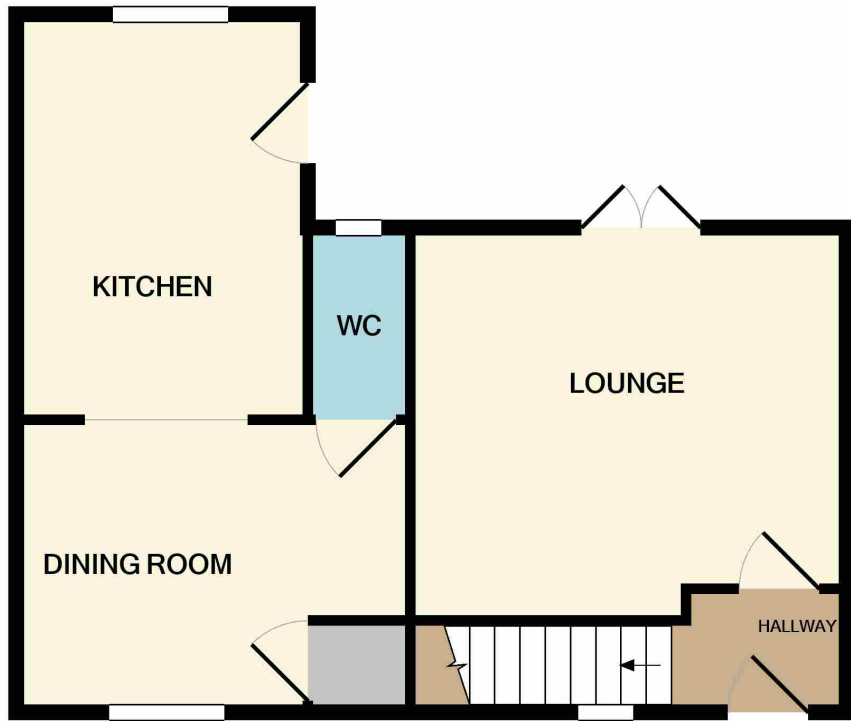
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred.

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/Landlords Agents costs to cover any referencing and advertising costs.

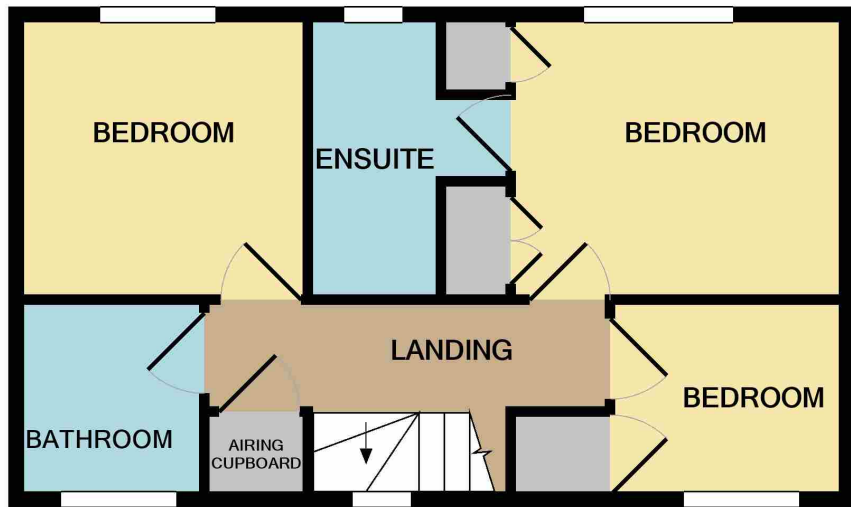
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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



1ST FLOOR

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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