



2 Elm Mews

To Let £800 pcm

Horbury, Wakefield, WF4 5HB

Holroyd Miller have pleasure in offering for Let this extremely well presented modern detached home, offering spacious and well-proportioned accommodation on this select development, situated within walking distance of Horbury village, and its excellent range of amenities. For those looking for the ultimate in village living, look no further! accommodation briefly comprises; entrance reception hallway, spacious lounge/dining room with French doors leading through to double glazed conservatory, superbly appointed kitchen with light Oak shaker units, and integrated appliances. To the first floor; three double bedrooms, master bedroom with built-in wardrobes, stunning house bathroom with modern white suite, together with easy to maintain gardens to both front and rear with driveway leading to integral single car garage. Offered Unfurnished. EPC E54

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SIDE ENTRANCE RECEPTION HALLWAY

With laminate wood flooring and double glazed entrance door, open staircase.

THROUGH LOUNGE/DINING ROOM

5.30m x 3.48m (17' 5" x 11' 5") A light and airy room overlooking the rear garden with double glazed window, feature fire surround with flame effect fitted gas fire, laminate wood flooring, double glazed French doors leading on to the conservatory, double panel radiator.

CONSERVATORY

2.34m x 2.74m (7' 8" x 9') Being double glazed with French doors leading on to the rear garden.

KITCHEN

2.60m x 2.56m (8' 6" x 8' 5") Fitted with a matching range of Oak shaker style fronted wall and base units, contrasting worktop areas, fitted gas hob, oven and extractor hood, integrated fridge, central heating boiler, stainless steel sink unit and single drainer with mixer tap unit, double glazed window and laminate wood flooring.

LANDING

Stairs lead to first floor landing with single panel radiator.

MASTER BEDROOM TO THE REAR

3.51m x 3.15m maximum (11' 6" x 10' 4") laminate wood flooring, double glazed window, single panel radiator.

HOUSE BATHROOM

Furnished with modern white suite comprising; pedestal wash basin, low flush WC, panelled bath with shower oven and shower screen, airing/cylinder cupboard, tiling, double glazed window, chrome heated towel rail.

BEDROOM TO FRONT

2.74m x 2.60m (9' x 8' 6") With laminate wood flooring, double glazed window, single panel radiator, a good sized third bedroom.

BEDROOM TO FRONT

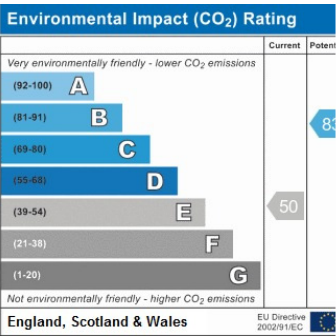
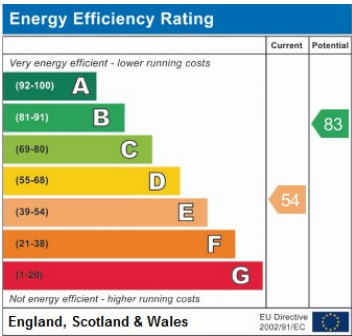
2.59m plus recess x 2.60m plus door well (8' 6" x 8' 6") Having built-in wardrobes over the staircase with laminate wood flooring, double glazed window, single panel radiator.

GARDEN

Easy to maintain gravelled garden area to the front, driveway providing off street parking leading to integral single car garage with up and over door. To the rear; easy to maintain gravelled garden area, being walled, feature brick walling, raise flowerbeds retaining a high degree of privacy.

LANDLORD REQUIREMENTS

- Sorry No DSS/Unemployed
- Sorry No Pets
- Sorry No Smokers
- Sorry No Sharers
- Rent £800.00
- Bond £920.00
- Fees Apply
 - x1 Tenant £220.00 (including VAT)
 - x2 Tenants £275.00 (including VAT)
- Additional fees of £45.00 (including VAT) apply should a guarantor be required.

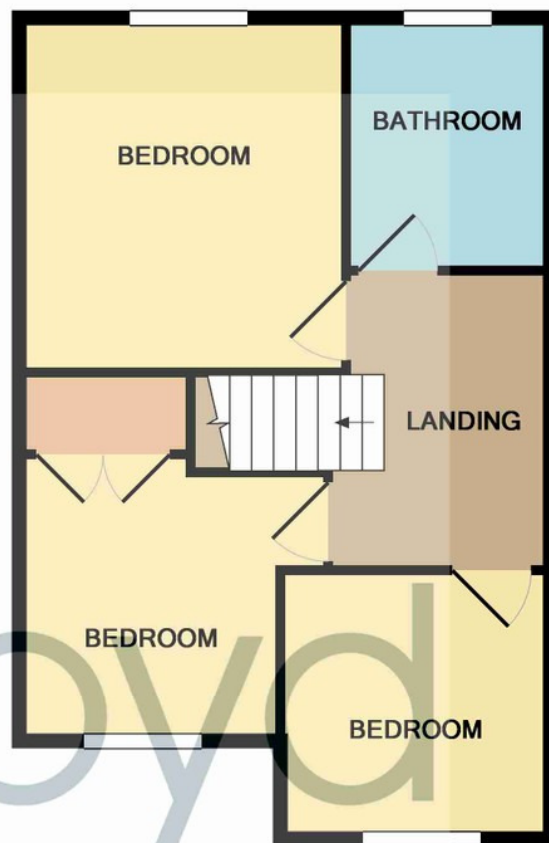






Property Specialists

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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