





25 Second Avenue, Horbury - WF4 6HB

Rent £1,300 pcm Refundable Tenancy Deposit £1500.00

Holroyd Miller have pleasure in offering to let this well presented three bedroom detached bungalow in Horbury with off street parking, having being re-decorated and re-carpeted. **Please note that some external improvements are still on-going.**



Entrance Hall
Spacious entrance hallway with composite style door, central heating radiator.

Lounge
18' 3" x 13' 7" (5.56m x 4.13m)
Well proportioned room with large double glazed window, electric fire and surround and central heating radiator



Kitchen
13' 2" x 6' 8" (4.02m x 2.03m)
Fitted with a range of matching wall and base units, new contrasting worktops, splash back tiling, new oven and gas hob with extractor over, double glazed window, freestanding dishwasher

Rear Entrance & Porch
Rear porch, leading to UPVC door and inner rear entrance hall with central heating radiator.



Utility Room
4' 11" x 3' 5" (1.50m x 1.03m)
With plumbing and space for automatic washing machine, double glazed window.

Bedroom 3
15' 2" x 8' 2" (4.63m x 2.50m)
With central heating radiator and double glazed window

Bedroom 2
14' 11" x 12' 3" (4.55m x 3.74m)
With double glazed window and central heating radiator





Bedroom 1
12' 4" x 10' 6" (3.75m x 3.21m)
With central heating radiator and double glazed window

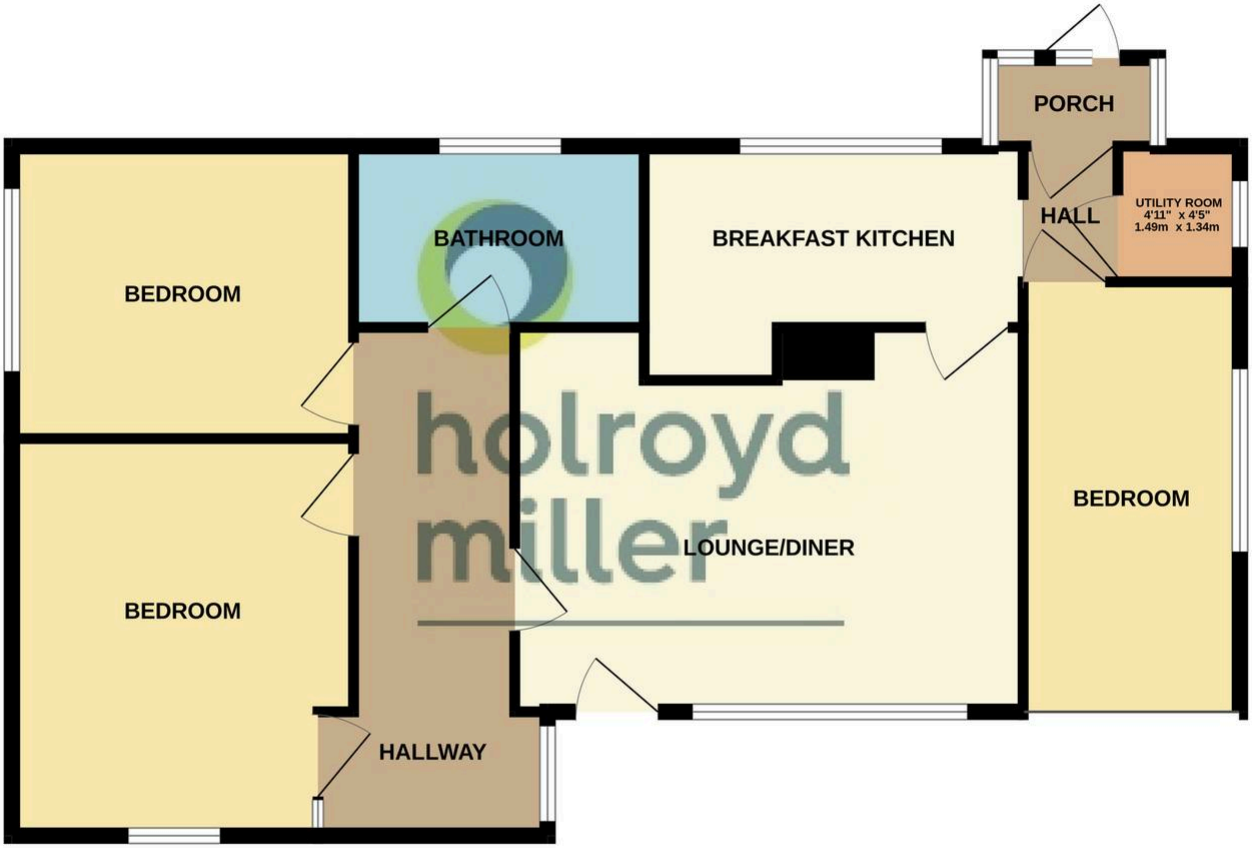
House Bathroom
Fitted with five piece suite comprising bath, bidet, low flush w.c, hand basin, separate shower cubicle, central heating radiator, double glazed frosted window

Outside
The property has off street parking, side access to low maintenance rear garden.

Material Information
Council Tax Band TBC. EPC Rating C Property Type: Detached Bungalow Holroyd Miller understand that the electric/ gas and water supply are mains supplied. Holroyd Miller understand that the water is 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 £300.00 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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