

7 Wesley Street, Ossett, West
Yorkshire, WF5 8ER

£570 per month





7 Wesley Street, Ossett, West Yorkshire, WF5 8ER

Entrance Hall

With stairs leading to first floor

central heating radiator and two double glazed frosted windows, part tiled

Breakfast Kitchen *9' x 10'5" (2.74m x 3.18m).*

Fitted with a range of wood effect base units, contrasting worksurfaces, stainless steel sink and drainer with mixer tap, freestanding oven and hob, extractor hood over, two double glazed windows, central heating radiator, central heating boiler.

Bedroom *9'6" x 11'4" (2.9m x 3.45m).*

Being neutrally decorated, double glazed window and central heating radiator.

Lounge *16'3" x 12'6" (4.95m x 3.8m).*

Being neutrally decorated with double glazed window and central heating radiator

Stairs Leads to second floor landing

Bedroom/ Dining Room *10'7" x 16'7" (3.23m x 5.05m).*

Being neutrally decorated with double glazed window and central heating radiator.

Bedroom *14'10" (4.52) x 14'10" (4.52) (at widest point).*

Neutrally decorated throughout with Velux sky light and central heating radiator.

Occasional Bedroom *15' (4.57) x 10'6" (3.2) (15 (4.580) x 10'7" (3.220)).*

Please note that this is accessed off the bedroom, two windows, double leading to WC, separate pedestal wash hand basin, tiled floor, window.

House Bathroom

Fitted with white suite comprising low flush w.c, pedestal wash hand basin, bath with shower over,

Outside Please note that the property does not have allocated parking but does have a lockable bike store.

Tenant Information

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Immediately Subject to Referencing

Rent £570.00

A Refundable Tenancy Deposit £657.00

Council Tax Band A

As well as paying the rent and payment in respect of 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 £131.00

During The Tenancy payable to the Agent/ landlord

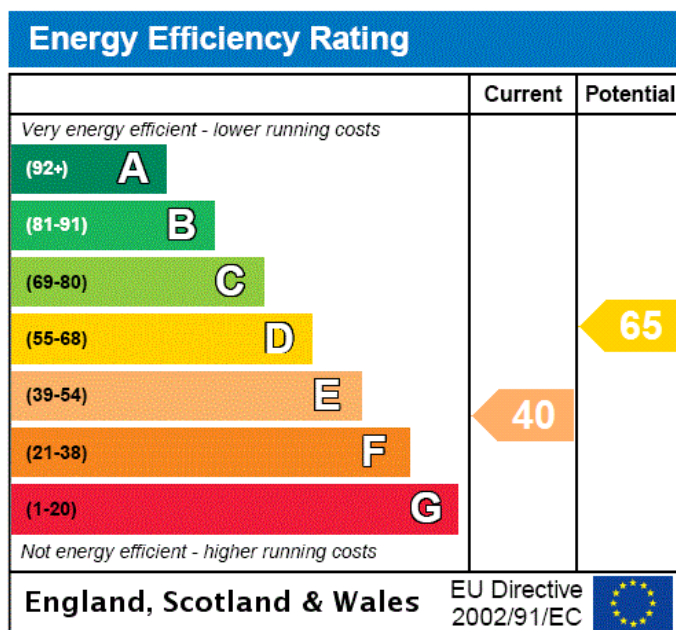
Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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.

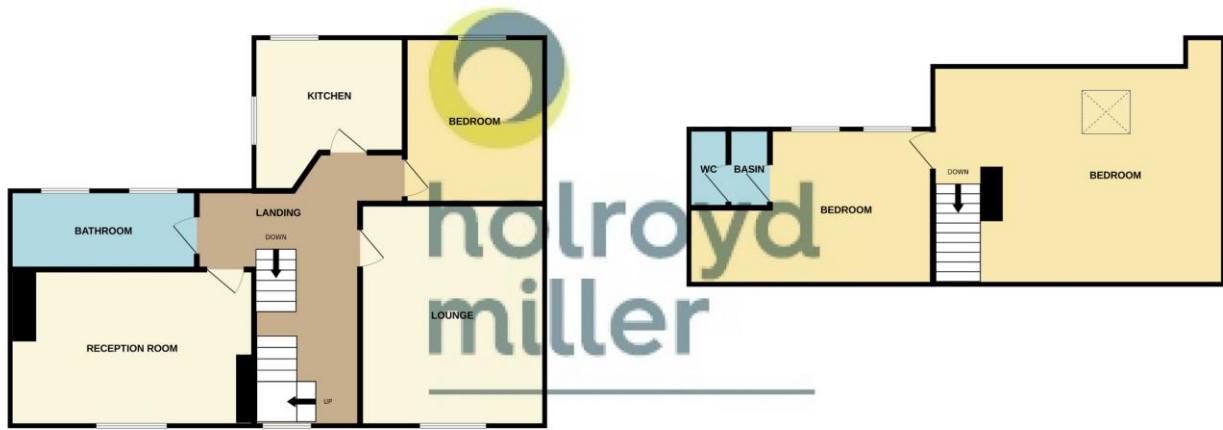
Any other permitted payments, not included above, under the relevant legislation including contractual damages.

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 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.
Made with Metropix ©2023

4/6 Newstead Road
Wakefield
WF1 2DE

Tel: 01924 299494
Email: lettings@holroydmiller.co.uk
www.holroydmiller.co.uk



**holroyd
miller**

Lettings