



15 Holme Field, Ossett, West Yorkshire, WF5 8EW

£795 per month





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Entrance Reception Hallway

With double glazed entrance door, storage cupboard and alarm controls.

Shower Room

Comprising pedestal wash basin, low flush wc, double walk in shower cubicle with well walling, double glazed window, chrome heated towel rail.

Bedroom *8'11" x 10'2" (2.72m x 3.1m).*

Double bedroom to front with fitted wardrobes, central heating radiator and double glazed window.

Kitchen *6' x 12'1" (1.83m x 3.68m).*

Fitted with a matching grey gloss wall and base units, complimentary work top areas, stainless steel sink and drainer, fitted oven and hob with extractor hood over, plumbing for automatic washing machine and space for fridge and freezer, breakfast bar, double glazed window and UPVc door leading onto rear garden.

Lounge *11'9" x 4.13 (3.58m x 4.13).*

A light and airy room with double glazed patio doors leading onto sun room, feature fire surround with marble effect inset and hearth with flame effect gas fire, double panel radiators, TV point, patio doors opening to....

Sun Room *9'2" x 8'10" (2.8m x 2.7m).*

With spot lights to ceiling, sky light, store cupboard, patio doors leading to rear garden.

Outside

To the front the property has driveway and astroturf lawn. To the rear the property has a spacious yet easy to maintain enclosed garden with paved area and Astroturf lawn

Tenant Information

EPC: TBC

Landlord Requirements

Sorry No Sharers

Sorry No Smokers

Over 55's

Available Unfurnished

Date Available: Immediately Subject to Referencing

Rent £795.00 pcm

A Refundable Tenancy Deposit £917.00

Council Tax Band B

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 £183.00

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.

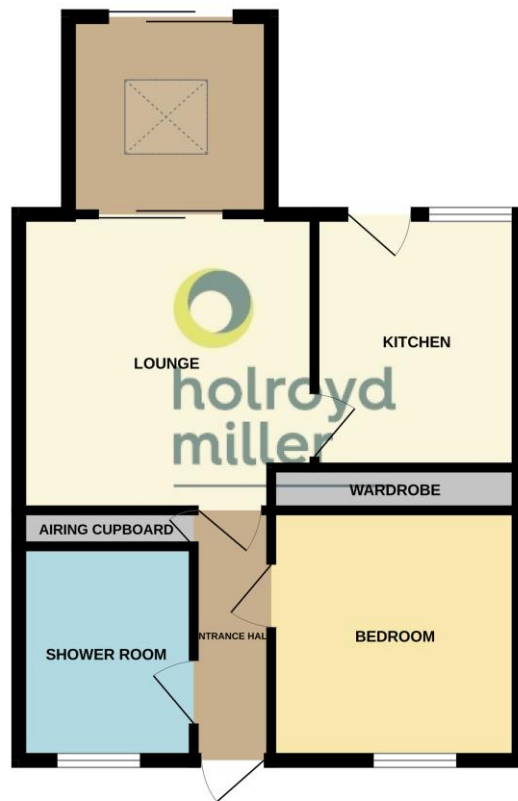
Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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



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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