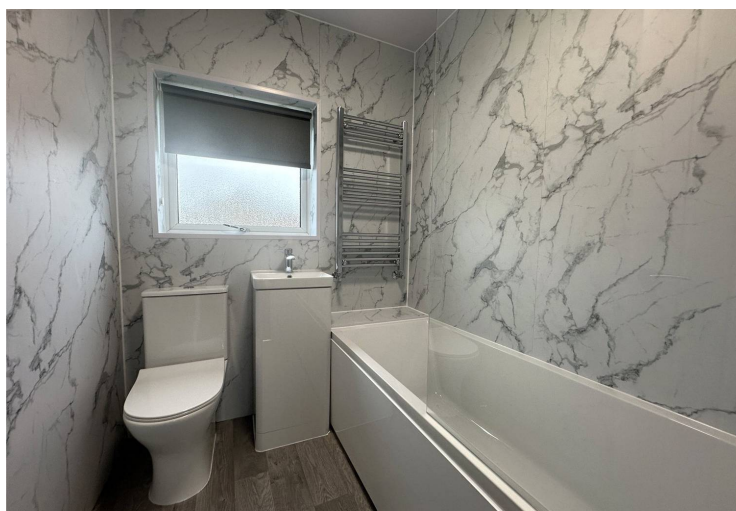




5 Lands Buildings, Ossett - WF5 9NH

Rent £800 pcm Refundable Tenancy Deposit £923.00

Holroyd Miller have pleasure in offering to let this well presented recently modernised two bedroom terrace property with off street parking



Entrance Hall

With UPVc door and stairs leading to first floor landing

Lounge/ Kitchen

16' 8" x 13' 7" (5.08m x 4.14m)

Spacious open plan lounge kitchen area, fitted with a brand new kitchen fitted with a range of shaker style wall and base units, contrasting work surfaces, inset sink and drainer, oven, electric hob with extractor over, integrated fridge/ freezer, dishwasher, boiler, double glazed window opening to lounge area with central heating radiator, under stair store cupboard with plumbing and space for automatic washing machine

First Floor Landing

With useful store and double glazed window



Bedroom Rear

10' 7" x 5' 9" (3.23m x 1.75m)

Single room with double glazed window and central heating radiator

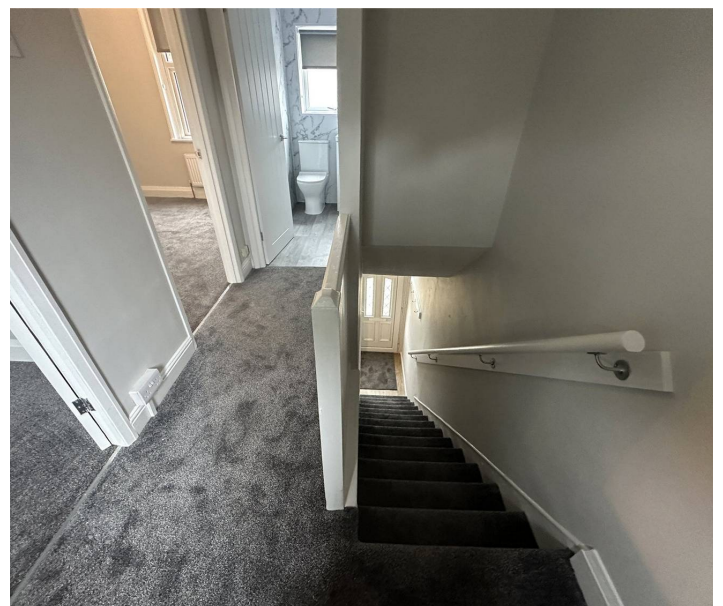
Bedroom Front

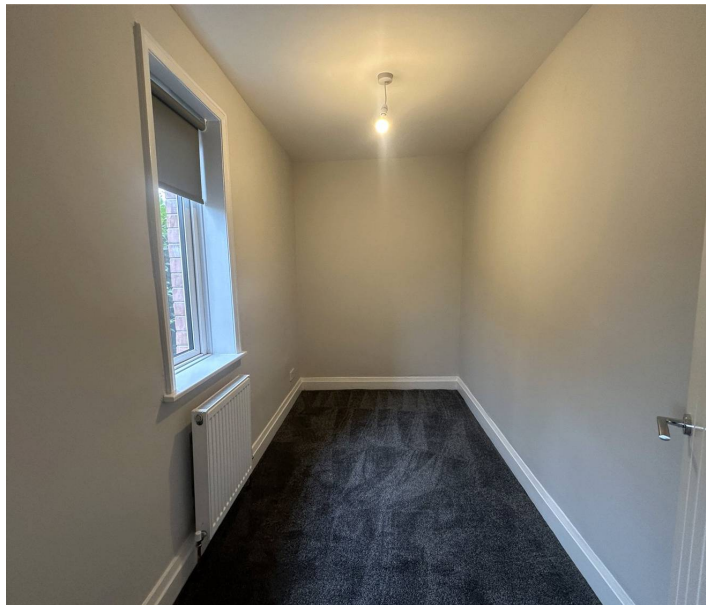
10' 7" x 8' 10" (3.23m x 2.70m)

Double bedroom to front with double glazed window and central heating radiator

House Bathroom

Modern bathroom suite fitted with bath with rain dance shower head and shower attachment, vanity style hand basin, low flush w.c, frosted double glazed window, chrome heated towel rail, aqua paneling to walls.





Outside

The property is positioned off Dewsbury Road with access via an unmade road, the property has an open gravel area providing parking for one vehicle.

Material Information

Council Tax Band A EPC Rating D

Date Available: Mid September 2026 subject to references

Property Type: Mid Two Bedroom Terrace Property

Holroyd Miller understand that the electric/ gas and water supply are mains supplied.

Holroyd Miller understand that the water is on a meter.

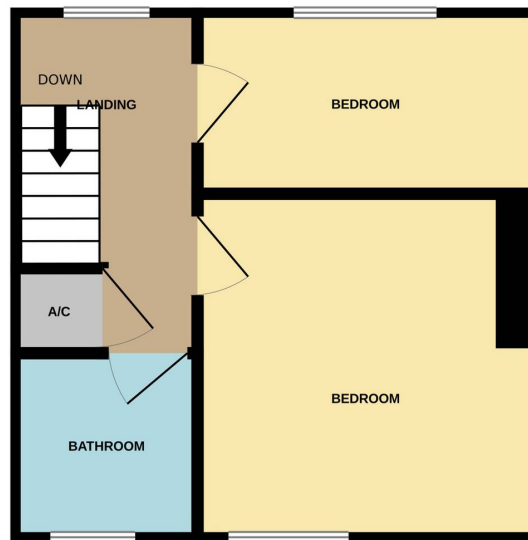
Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

As well as paying the rent and payment in respect utilities, communication services, TV License 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 equaling £184.00

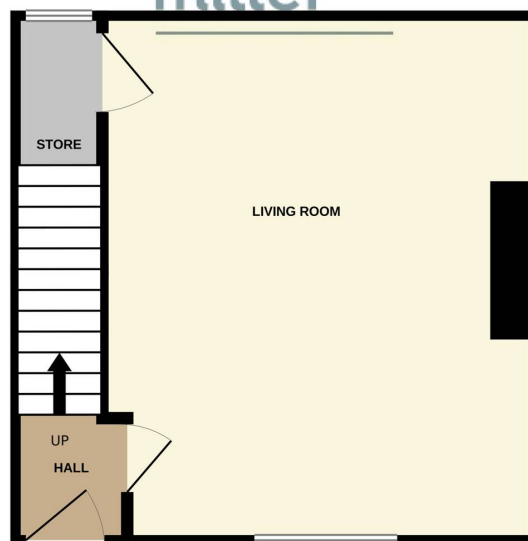
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement. Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred Any other permitted payments, not included above, under the relevant legislation including contractual damages.



GROUND FLOOR



1ST FLOOR
holroyd
miller



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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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.