



19 Maple Court, Ossett - WF5 0DP

£695 pcm Refundable Tenancy Deposit £801.00

Holroyd Miller have pleasure in offering TO LET this modern two bedroom first floor flat, occupying a pleasant cul de sac position, with driveway and communal garden to rear.



Ground Floor Entrance

Having own access and stairs leading to...**Reception Hallway**

With double glazed window, built-in cloaks cupboard with hanging space, stairs lead to...

L Shaped Lounge/ Dining Room

14' 2" x 10' 2" (4.33m x 3.11m) plus 1.86m x 2.01m to dining room.

Spacious living space having double glazed windows, two central heating radiators, separate dining area

Kitchen

6' 2" x 7' 5" (1.88m x 2.26m)

Fitted with a matching range of wall and base units, contrasting worktop areas and splash back tiling, stainless steel sink and drainer, oven, gas hob and extractor over, space and plumbing for automatic washing machine and undercounter appliance, double glazed window and central heating boiler

House Bathroom

Fitted with white suite comprising low flush w.c, pedestal wash hand basin, bath with shower over, double glazed frosted window, single panel radiator

Bedroom

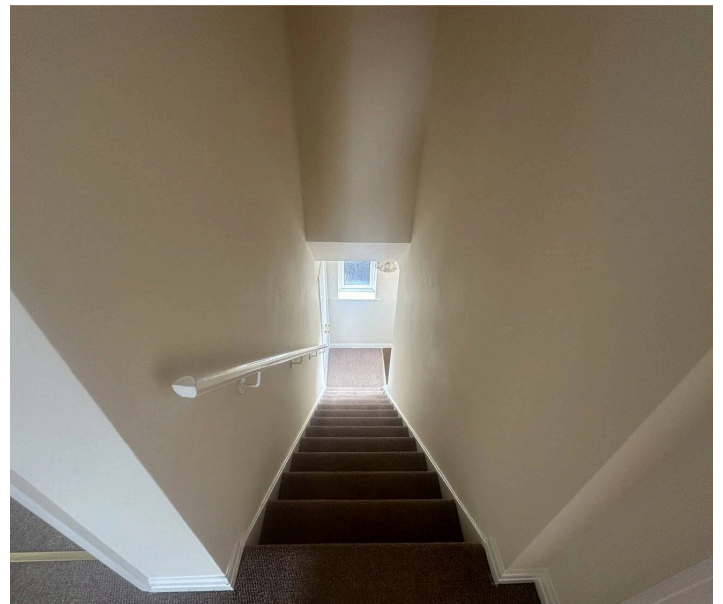
12' 1" x 7' 5" (3.68m x 2.26m)

Having fitted wardrobes, double glazed window and single panel radiator

Bedroom

8' 11" x 7' 7" (2.71m x 2.32m)

(to wardrobes) Having fitted wardrobes, double glazed window and single panel radiator.





Outside

Driveway provides off street parking for two vehicles to the left-hand side of the building.

Material Information

Council Tax Band B

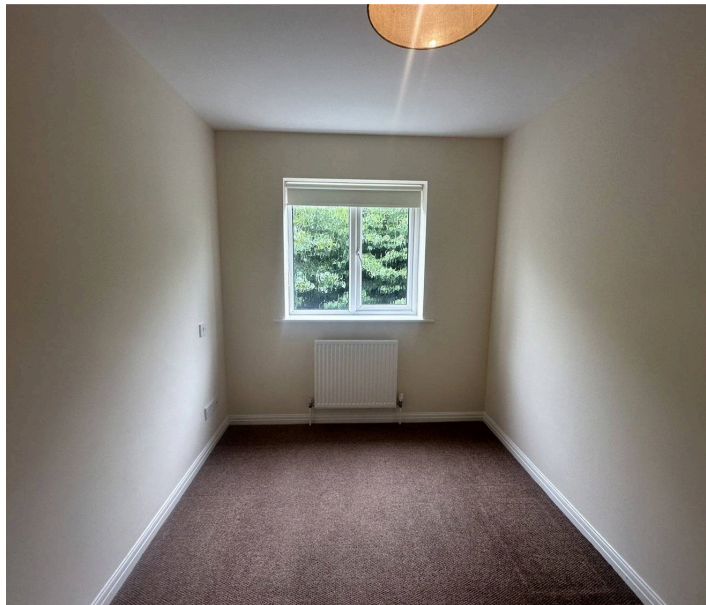
EPC Rating C

Date Available: Contact the Office to discuss

Property Type: First Floor Purpose Built Apartment 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

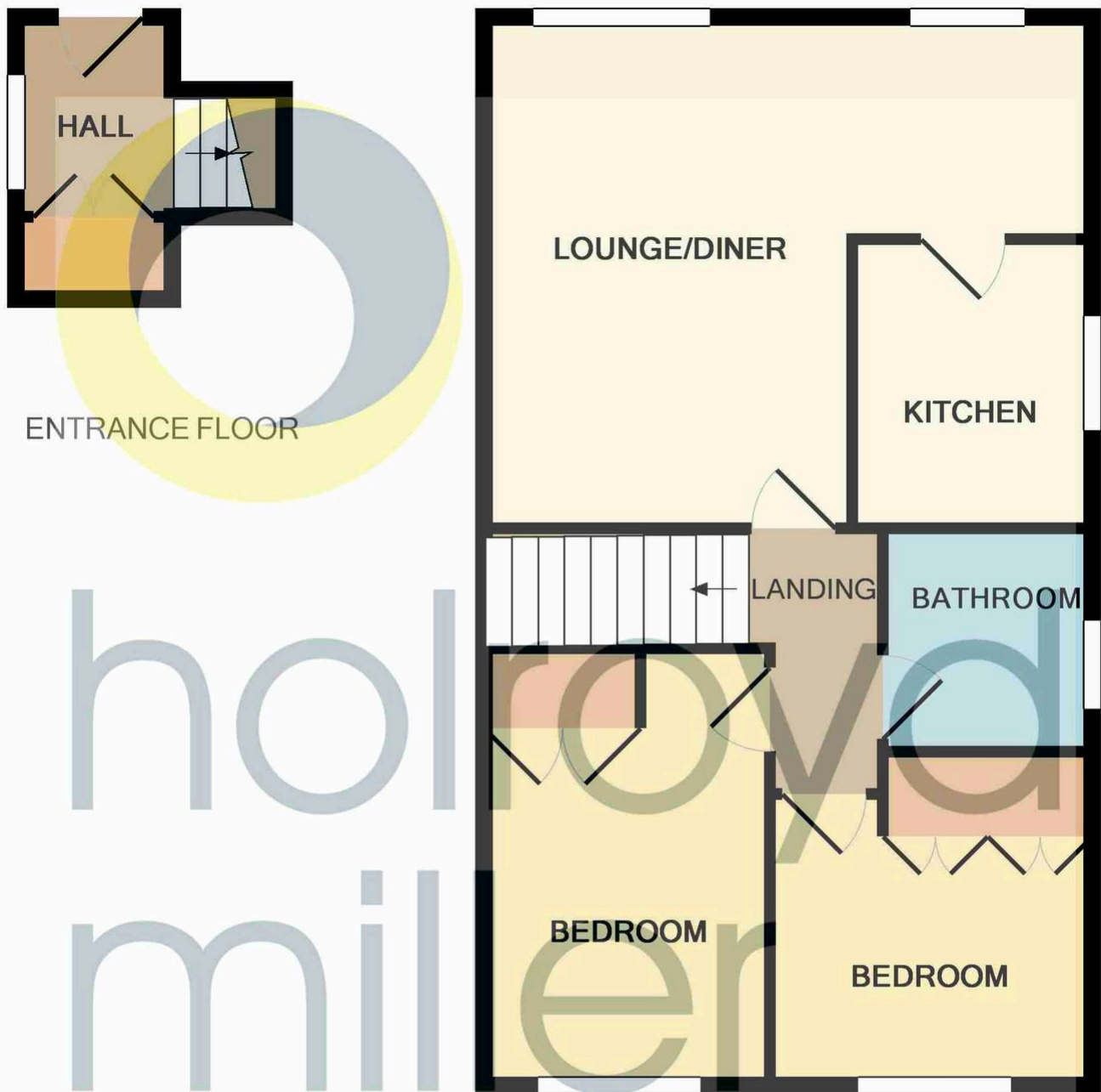
<https://checker.ofcom.org.uk/>



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 £160.00

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.





Property Specialists 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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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.