



## 226 Kingsway, Ossett - WF5 8DP

Rent £950 pcm Refundable Tenancy Deposit £1096.00

Holroyd Miller have pleasure in offering for let this mature three bedroomed semi detached house occupying a generous corner plot. Available Unfurnished and Immediately.

Council Tax Band C. EPC Rating D

Date Available: Immediately Subject to References Property



#### Entrance Hall

With UPVC door and stairs leading to first floor landing

#### Lounge

15' 2" x 11' 10" (4.62m x 3.60m)

Spacious room with feature fireplace, double glazed window and central heating radiator.

#### Dining Room

13' 10" x 13' 7" (4.22m x 4.14m)

Having bay window central heating radiator, door leading to...

#### Kitchen

5' 10" x 11' 11" (1.77m x 3.63m)

Fitted with a range of shaker style wall and base units with contrasting worksurfaces, stainless steel sink and drainer, oven with gas hob and extractor over, space for undercounter appliance and freestanding fridge/freezer, UPVC door providing access to garden

#### First Floor Landing

#### Bedroom One Front

15' 2" x 11' 10" (4.62m x 3.60m)

Spacious room with double glazed window and central heating radiator

#### Bedroom Two Rear

11' 6" x 8' 6" (3.50m x 2.60m)

Double room with store cupboard, double glazed window and central heating radiator





### Bedroom Three Front

8' 3" x 7' 11" (2.52m x 2.42m)

With stair bulkhead, double glazed window and central heating radiator

### Bathroom

White suite comprising pedestal wash hand basin, bath with shower over, double glazed window. **Separate W.C** Low flush w.c

### Outside

The property is positioned on a spacious plot, providing off street parking accessed of Kingsway Close.

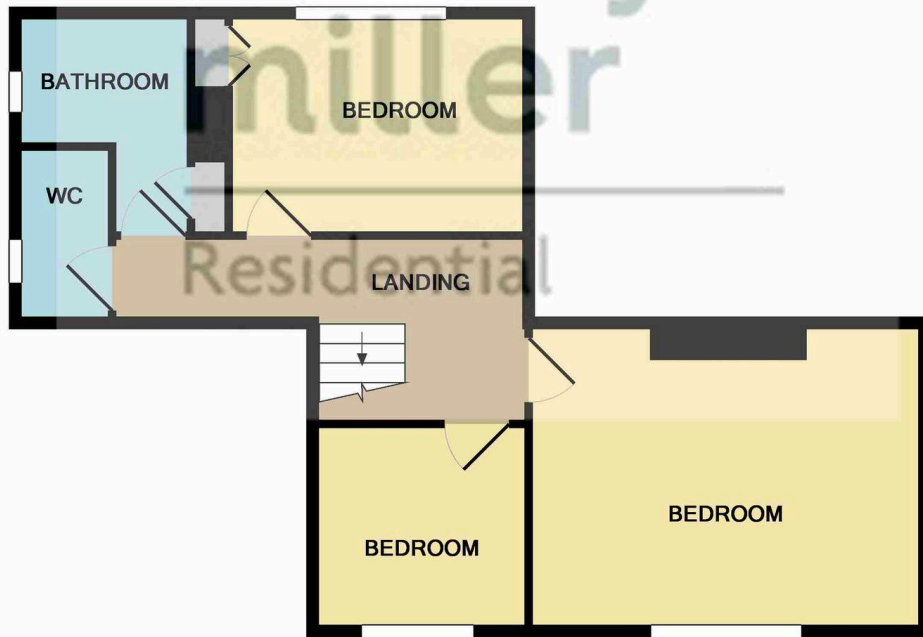
### Material Information

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 £219.00 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

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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