



## 12 Elder Mews, Ossett - WF5 0GQ

Rent £795.00 pcm Refundable Tenancy Deposit £917.00

Holroyd Miller offer to let this spacious and well appointed modern Top Floor apartment. Situated on this popular development on the outskirts of Ossett town centre. Having electric heating, neutral décor and flooring with security audio intercom system. Available unfurnished. Council Tax Band B. EPC D



#### **Communal Entrance Hall**

With tiled floor, post boxes and staircase leading to...

#### **Private Entrance Hallway**

With laminate wood flooring, downlighting to ceiling, built in store cupboard, wall mounted electric heater and intercom telephone.

#### **Lounge/Diner**

16' 11" x 10' 6" (5.16m x 3.20m)

Having double glazed French doors leading onto Juliet balcony, electric heater and downlighting to ceiling.

#### **Breakfast Kitchen**

6' 10" x 10' 11" (2.08m x 3.34m)

Fitted with a matching range of shaker style fronted wall and base units, contrasting worktop areas with inset sink unit and drainer, with mixer tap unit, AEG fitted oven, hob and extractor, built-in fridge and freezer, dishwasher and integrated washer dryer, tiling, laminate wood flooring, double glazed window

#### **Master Bedroom**

9' 8" x 8' 6" (2.95m x 2.60m)

Having built in wardrobes, downlighting to ceiling, electric wall mounted heater, Juliet - Balcony

#### **En-Suite Shower Room**

Furnished with contemporary style suite with wash hand basin, low flush WC, corner shower, half tiling to the walls and tiled floor, electric shaver point, double glazed window and down lighting to the ceiling





### Bedroom Two

10' 3" x 8' 6" (3.12m x 2.60m)

Measurements (excluding wardrobes). Having built-in wardrobes, down lighting to the ceiling, electric wall mounted heater.

### House Bathroom

Furnished with contemporary style suite; with wash hand basin, low flush WC, panelled bath with mixer shower tap, tiling to the floor, half tiled to the walls, with electric shaver point, double glazed window and chrome heated towel rail.

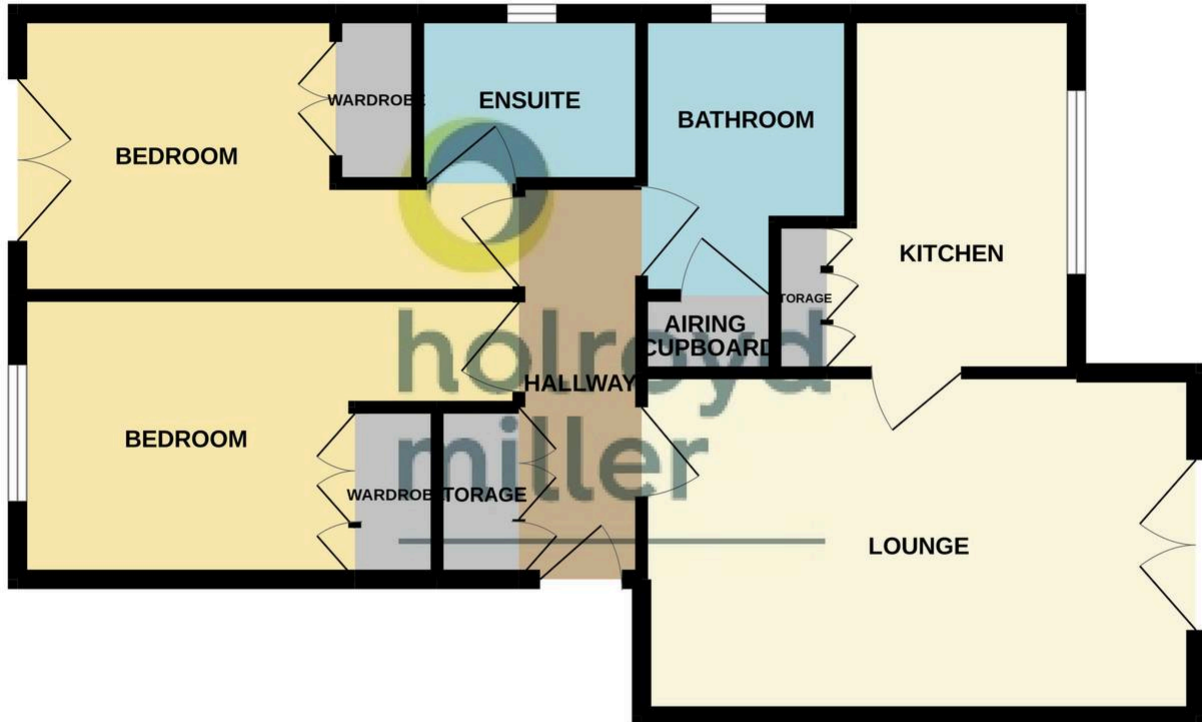
### Outside

One allocated parking space for one vehicle only

**Material Information** Date Available: Immediately subject to references Property Type: Top Floor Purpose Built Apartment Holroyd Miller understand that the electric 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 £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 Any other permitted payments, not included above, under the relevant legislation including contractual damages.



## 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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