



7 Baptist Lane, Ossett

Rent £1,150 pcm Tenancy Deposit £1,326.00

End Town House • Accommodation over Three Levels • Integral Garage • Enclosed Rear Garden • Cul-de-Sac Position • Close to Ossett Town Centre and the M1 Motorway Network

Side Entrance Hall

With sealed unit double glazed door, laminate floor, door to store room with access to the garage

W/C/ Cloakroom

White and chrome suite with low flush WC, semi pedestal wash hand basin with monobloc mixer, half tiled walls, chrome central heated towel rail, tiled floor, down lighters, extractor fan.

Study

5' 1" x 7' 1" (1.54m x 2.16m)

Having laminate wood flooring, being neutrally decorated, double glazed window and door leading to garage

Garage

With an up and over door, light and power and central heating boiler, plumbing for washing machine

Dining Kitchen

16' 6" x 11' 0" (5.02m x 3.35m)

Fitted with a range of wall and base wood grain effect fronted units with a granite effect roll top work surface, mosaic style tiled splash backs, pelmet lighting, inset gas hob with stainless steel hood over and multi function oven under, integrated automatic dishwasher, inset stainless steel circular bowl sink with mixer tap and inset stainless steel circular drainer, integrated fridge and freezer, UPVC window, down lights, two central heating radiators, UPVC French doors to dining area leading to paved patio and garden beyond.

Stairs

Leads to...

First Floor Landing

Rear Bedroom

10' 4" x 10' 11" (3.15m x 3.33m)

UPVC window and central heating radiator

En-Suite Shower Room

White and chrome suite, with shower enclosure, with thermostatic mixer, semi pedestal wash hand basin, monobloc tap, dual flush WC, half tiled walls, with fully tiled walls in shower enclosure, down lighters, extractor fan and shaver socket under UPVC window.

Lounge

16' 3" x 9' 11" (4.95m x 3.02m)

Two UPVC windows both with radiators beneath and down lighters.

House Bathroom

White and chrome suite of rectangular panelled bath with mixer tap and shower, semi pedestal wash hand basin with monobloc mixer, dual flush WC, fully tiled walls, tiled floor, chrome central heated towel rail, down lighters, extractor fan.

Stairs

Lead to top floor landing providing access to ...

Master Bedroom

16' 3" x 10' 0" (4.95m x 3.04m)

Enjoying light from two aspects with two UPVC windows and also a Velux window and down lighters, two radiators and door leading to shower room

En-Suite

Please this room includes airing cupboard with cylinder, white and chrome suite, shower enclosure with thermostatic mixer, semi pedestal wash hand basin, monobloc mixer, dual flush WC, half tiled walls but fully tiled in shower enclosure, down lighters, extractor fan and shaver socket and Velux roof light.

Bedrom

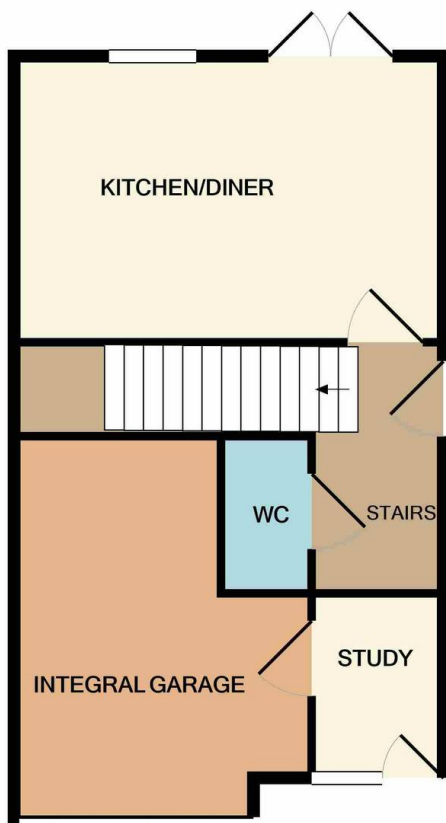
10' 4" x 7' 7" (3.15m x 2.32m)

Having Velux window and central heating radiator. Please note that this room has a sloping roof restricting the head height

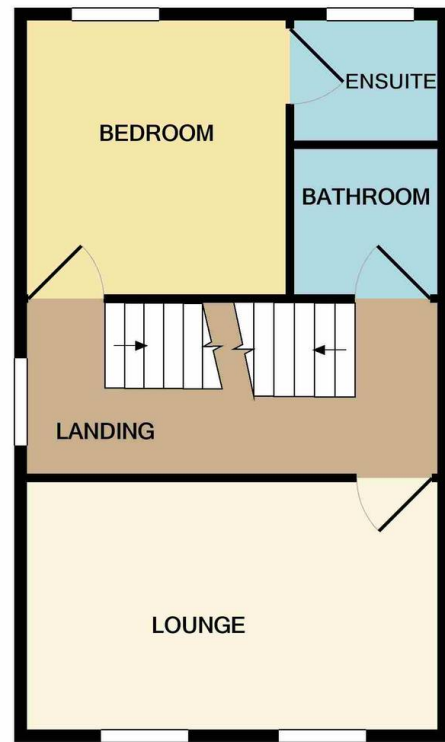
Material Information

Council Tax Band C. EPC Rating C Date Available: Immediately Subject to References 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 £265.00 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.

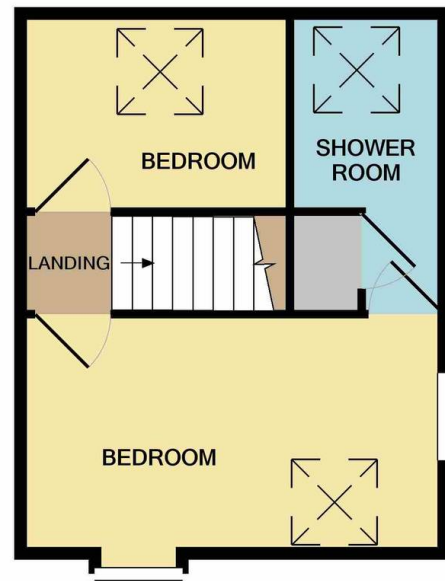




GROUND FLOOR



1ST FLOOR



2ND 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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