



# HOME

MARKETING & MANAGEMENT

10 MOUNT PLEASANT HEIGHTS, MOUNT PLEASANT ROAD,

**£695 PCM**

First Floor Duplex Apartment  
Two Double Bedrooms (One En Suite)  
Open Plan Living Area  
Two Parking Spaces  
Modern Fitted Kitchen  
Electric Heating  
Unfurnished  
Deposit £801  
Available 4th June 2024.



10 MOUNT PLEASANT HEIGHTS, MOUNT PLEASANT ROAD, PUDSEY LS28 7AG

**£695 PCM**

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A modern purpose built executive style two double bedroom first floor duplex apartment situated in the popular area of Pudsey. Will be of particular interest to professionals seeking spacious and modern accommodation which benefits from: Large open plan living area with long distance views; modern fitted kitchen area; master bedroom with en-suite shower room; white three piece house bathroom with shower mixer tap; neutral décor throughout; designated parking for two vehicles and additional visitor parking; double glazing; electric wall heaters; telephone door entry intercom system to both floors. Briefly comprises: entrance hall; master bedroom with en-suite shower room; second double bedroom; house bathroom; second floor staircase and landing; open plan living and kitchen area including washing machine and fridge freezer. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, style and location of the accommodation on offer. Water rates are a fixed monthly rate of £40.00 pcm which are paid with your rent instalments. The apartments are wired for Virgin Media. (but there is no standard aerial). Sorry no smokers. Sorry no pets. Deposit £801.00 Unfurnished. Available 4th June 2024.



ROOM MEASUREMENTS

- LIVING AREA** 16' 7" x 14' 3" (5.05m x 4.34m) max
- KITCHEN AREA** 13' 3" x 9' 1" (4.04m x 2.77m) max
- ENTRANCE HALL** 17' 5" x 5' 5" (5.31m x 1.65m) max
- MASTER BEDROOM** 16' 6" x 11' 9" (5.03m x 3.58m) max
- EN SUITE SHOWER ROOM** 5' 7" x 5' 1" (1.7m x 1.55m) max
- DOUBLE BEDROOM TWO** 11' 6" x 9' 6" (3.51m x 2.9m) max
- BATHROOM** 7' 5" x 5' 7" (2.26m x 1.7m) max

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND  
B

OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

