



HOME

MARKETING & MANAGEMENT

FULNECK, PUDSEY LS28 8NT

£1,350 PCM

Substantial Stone Residence
Four Double Bedrooms
Modern Fitted Dining Kitchen
Stunning Views
Impressive Tiered Gardens
Utility Room. Gas C/Heating
Modern Bathrooms
Gas Central Heating
Deposit £1350.00
Available now. Unfurnished



£1,350 PCM

GENERAL DESCRIPTION

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

An impressive four double bedroom (two with built in storage) residence with stunning long distance views and an impressive tiered lawn and patio garden located within the sought after area of Fulneck in Pudsey. Will be of particular interest to families and professionals seeking spacious accommodation with a wealth of character features and benefitting from: white modern bathroom and shower room; modern fitted dining kitchen; modern fitted utility room; neutral decor; gas central heating with combination boiler. Two parking spaces available in the West End car park. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, size and location of the accommodation on offer. Sorry no smokers. Pets may be considered. Available now. Unfurnished. Deposit £1350.00.

ROOM MEASUREMENTS

ENTRANCE HALL 11' 7" x 9' 11" (3.53m x 3.02m) max

DINING KITCHEN 14' 4" x 13' 6" (4.37m x 4.11m) max

UTILITY ROOM 8' 7" x 6' 9" (2.62m x 2.06m)

LOUNGE 13' 6" x 13' 4" (4.11m x 4.06m) max

1ST FLOOR STAIRS & LANDING 13' 0" x 9' 5" (3.96m x 2.87m) max

REAR ENTRANCE HALL 17' 9" x 4' 5" (5.41m x 1.35m) max

DOUBLE BEDROOM 1 14' 10" x 13' 8" (4.52m x 4.17m) max

DOUBLE BEDROOM 2 14' 5" x 13' 6" (4.39m x 4.11m) max

SHOWER ROOM 8' 9" x 4' 8" (2.67m x 1.42m) max

2ND FLOOR STAIRS & LANDING 9' 2" x 4' 8" (2.79m x 1.42m) max

DOUBLE BEDROOM 3 13' 9" x 13' 3" (4.19m x 4.04m)

DOUBLE BEDROOM 4 13' 8" x 13' 1" (4.17m x 3.99m)

BATHROOM 8' 7" x 5' 6" (2.62m x 1.68m)

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

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OPENING HOURS

Pudsey Office

Monday to Friday

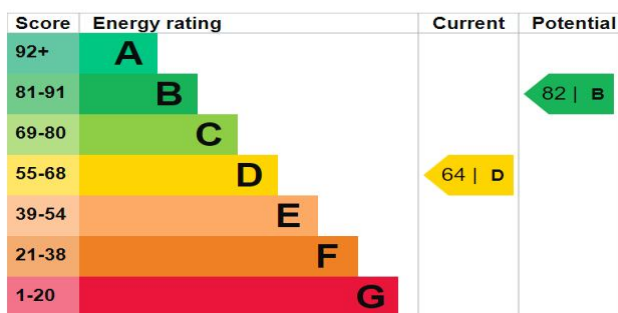
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



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

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.

