



HOME

MARKETING & MANAGEMENT

PASTURE VIEW, ARMLEY LS12 3NA

£675 PCM

Back to Back Terrace House

Two Double Bedroom

Living Room

Kitchen

Bathroom

Gas Central Heating

Upvc Double Glazing

Part furnished

Deposit £778.00

Available 25th July 2024.



£675 PCM

GENERAL DESCRIPTION

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

A mature brick built two bedroom back to back house situated in the area of Armley. Will be of particular interest to professionals seeking well presented and well proportioned accommodation which benefits from: white uPVC double glazing; gas central heating with combination boiler; feature white modern bathroom suite with mains shower over bath; modern fitted kitchen; utility cellar; patio garden; natural décor. It briefly comprises: kitchen including fridge, living room including dining table and 2 chairs, TV stand, storage shelving and storage cupboard (a sofa can be provided upon request) ; utility cellar including washing machine and tumble dryer; 1st floor staircase and landing; double bedroom including double bed frame and mattress, wardrobe and drawers; bathroom; 2nd floor double bedroom including side table and blow up bed. An early inspection is recommended to appreciate the style and location of the accommodation on offer. Sorry no smokers, Sorry no pets. Deposit £778.00 Available 25th July 2024.

ROOM MEASUREMENTS

LOUNGE 15' 9" x 12' 8" (4.8m x 3.86m)

CELLAR 18' 3" x 15' 9" (5.56m x 4.8m)

STAIR AND LANDING 5' 1" x 2' 4" (1.55m x 0.71m)

DOUBLE BEDROOM ONE 13' 9" x 12' 8" (4.19m x 3.86m)

BATHROOM 7' 2" x 6' 6" (2.18m x 1.98m)

2ND FLOOR DOUBLE BEDROOM TWO 18' 3" x 9' 10" (5.56m x 3m) 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
A

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		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

