



HOME
MARKETING & MANAGEMENT

FLAT 4, MOUNT PLEASANT HEIGHTS, MOUNT PLEASANT ROAD

£650 PCM

Lower Ground Floor Apartment
Two Bedrooms (One Double)
Modern Fitted Kitchen
White Three Piece Bathroom
Neutral Decor
Communal Gardens
Parking
Unfurnished
Deposit £750
Available 29th June 2024



FLAT 4, MOUNT PLEASANT HEIGHTS, MOUNT PLEASANT
ROAD LS28 7AG

£650 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 two bedroom lower ground floor apartment with access stairs situated in a tucked away location in the popular area of Pudsey. Will be of particular interest to professionals seeking well presented and well proportioned executive style accommodation which benefits from: modern fitted kitchen area with laminate flooring; white three piece bathroom suite; double glazing; electric wall heater; neutral décor throughout; designated parking space and visitors parking; communal gardens. Briefly comprises: entrance hall with deep storage cupboard and washing machine; living area/ kitchen area including, two seater breakfast bar and fridge freezer; double bedroom and single bedroom/study; bathroom with shower mixer tap. 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. Not suitable for children due to steps. Sorry no smokers. Sorry no pets. Deposit 750. Unfurnished. 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). Available 29th June 2024.



ROOM MEASUREMENTS

- OPEN PLAN LIVING AREA** 17' 2" x 6' 7" (5.23m x 2.01m)
- KITCHEN AREA** 11' 7" x 10' 0" (3.53m x 3.05m)
- DOUBLE BEDROOM ONE** 11' 11" x 11' 0" (3.63m x 3.35m)
- BEDROOM/STUDY** 11' 11" x 5' 3" (3.63m x 1.6m)
- BATHROOM** 6' 2" x 5' 7" (1.88m x 1.7m)

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 **8.30am – 5.00pm**
Saturday **9.00am – 1.00pm**
Sunday & Bank Holidays **Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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.

