

# HOME

### GALLOWAY LANE, PUDSEY LS28 8JR

### £1,200 PCM

Recently Refurbished Semi Detached
3 Bedrooms (2 double + single)
Gas c/h & Double Glazing
Lounge & Separate Dining / Sitting Room
White Gloss Kitchen
Modern Bathroom & Separate WC
Gardens, Drive & Garage
Convenient Location
Deposit £1384.00
Available 25th July 2024

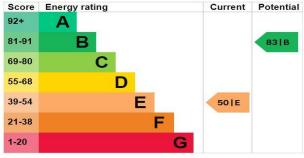












The graph shows this property's current and potential energy rating.

## £1,200 PCM

GENERAL DESCRIPTION

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

A recently re furbished three bedroom semi detached house situated in the area of Pudsev. Will be of particular interest to professionals and families seeking versatile accommodation which comprises: entrance hall; lounge, dining / sitting room patio doors leading onto rear garden; modern white gloss fitted kitchen; stairs and landing; double bedroom one with wardrobe; double bedroom two; bedroom three; white three piece bathroom suite with mains shower over bath; separate WC. Lawned garden to front; rear garden, driveway with space for two vehicles; garage; gas central heating; uPVC double glazing. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the property on offer. Sorry no smokers. Sorry no pets. Unfurnished. Deposit £1384.00 Available 25th July 2024.

**ROOM MEASUREMENTS** 

GENERAL DESCRIPTION
ENTRANCE HALL
LOUNGE
DINING / SITTING ROOM
KITCHEN
STAIRCASE & LANDING
DOUBLE BEDROOM 1
DOUBLE BEDROOM 2
BEDROOM 3
BATHROOM
SEPARATE WC

### 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

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.



