



HOME
MARKETING & MANAGEMENT

COAL HILL LANE, FARSLEY LS28 5NA

£975 PCM

Semi-Detached House
Three Bedrooms (2 Double)
Modern Dining Kitchen
White House Bathroom
Large Gardens to 3 Sides
Upvc Double Glazing
Gas C/Heating; Combi Boiler
Unfurnished
Deposit £1125.00
Available 28/08/24



£975 PCM

GENERAL DESCRIPTION

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

A well presented three bedroom semi detached home in the sought after village of Farsley. Will be of particular interest to professionals seeking stylish and well located accommodation which benefits from: Large gardens to front, side and rear; neutral décor; modern fitted dining kitchen including washing machine and fridge freezer; white modern bathroom; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, location and presentation of this lovely home. Sorry no smokers. Sorry no pets. Available 28/08/24. Unfurnished. Deposit £1125.00

ROOM MEASUREMENTS

HALL 4' 2" x 3' 7" (1.27m x 1.09m)

LIVING ROOM 14' 3" x 12' 9" (4.34m x 3.89m) max

DINING KITCHEN 16' 4" x 7' 9" (4.98m x 2.36m) max

STAIRS & LANDING 5' 9" x 2' 8" (1.75m x 0.81m)

DOUBLE BEDROOM 1 11' 0" x 9' 8" (3.35m x 2.95m) max

DOUBLE BEDROOM 2 9' 8" x 9' 0" (2.95m x 2.74m) max

BEDROOM 3 8' 1" x 6' 1" (2.46m x 1.85m)

BATHROOM 5' 10" x 5' 9" (1.78m x 1.75m)

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		82 B
69-80	C		
55-68	D	60 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.

