



HOME

MARKETING & MANAGEMENT

MOORLAND ROAD, PUDSEY LS28 8EN

£950 PCM

Semi Detached House
Two Double Bedrooms (One Fitted)
Dining Kitchen
White Three Piece Bathroom Suite
Driveway
Detached Garage
Gardens To Front and Rear
Furnished/Unfurnished
Deposit £1096.00
Available 8th September 2024



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GENERAL DESCRIPTION

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

A two double bedroom semi detached house situated in the area of Pudsey. Will be of particular interest to professional couples and sharers or small families seeking well presented accommodation which benefits from: gas central heating; uPVC double glazing; entrance hall; lounge with feature fireplace; dining kitchen with integral upright fridge freezer, integral washing machine and dishwasher; stairs and landing; double bedroom one with fitted wardrobes and storage cupboards; double bedroom two; white three piece bathroom suite with shower over bath; front lawned garden; shared driveway with space for two vehicles; rear lawned and patio garden with decked area and storage shed; detached garage. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and presentation of the accommodation on offer.

Sorry no smokers. Sorry no pets. Deposit £1096.00

Available furnished with use of the garage or unfurnished without the use of the garage. Available 8th September 2024



ROOM MEASUREMENTS

ENTRANCE HALL 3' 04" x 3' 04" (1.02m x 1.02m)

LOUNGE 13' 10" x 11' 06" (4.22m x 3.51m) max

DINING KITCHEN 15' 01" x 8' 08" (4.6m x 2.64m) max

STAIRS AND LANDING 5' 08" x 2' 07" (1.73m x 0.79m)

DOUBLE BEDROOM ONE 14' 04" x 10' 09" (4.37m x 3.28m)

max into robes

DOUBLE BEDROOM TWO 10' 0" x 8' 04" (3.05m x 2.54m)

max

BATHROOM 6' 11" x 5' 07" (2.11m 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

B

OPENING HOURS

Pudsey Office

Monday to Friday

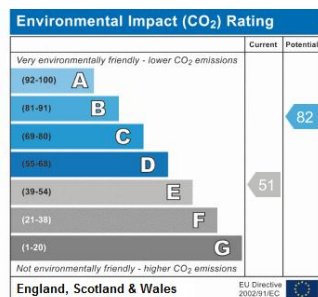
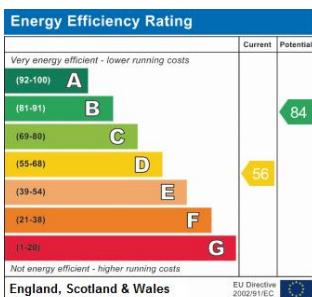
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Address:
31 Moorland Road Pudsey Leeds West Yorkshire LS28 8EN
Reference:
31 Moorland Road

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.

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www.homemm.co.uk

