



# HOME

MARKETING & MANAGEMENT

STANNINGLEY ROAD, LS13 4AW

**£850 PCM**

Mid Town House

Three Bedrooms

Long Drive & Garage

Modern Dining Kitchen

White Three Piece Bathroom

Neutral Decor

Upvc D/Glazed; Gas C/Heated

Gardens Front & Rear

Deposit £980.00

Available Now. Unfurnished



**£850 PCM**

**GENERAL DESCRIPTION**

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

A three bedroom mid town house with long driveway and garage with power and light located on a residential cul-de-sac in the area of Bramley. Will be of particular interest to professionals seeking well presented accommodation which benefits from: Modern fitted dining kitchen; white modern three piece bathroom suite; Upvc double glazing; gas central heating with combination boiler; lawn and patio gardens. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and presentation of the the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Unfurnished.

**ROOM MEASUREMENTS**

**HALL** 5' 8" x 5' 3" (1.73m x 1.6m)

**DINING KITCHEN** 11' 7" x 10' 2" (3.53m x 3.1m)

**LIVING ROOM** 14' 7" x 13' 8" (4.44m x 4.17m) max

**STAIR & LANDING** 9' 8" x 6' 0" (2.95m x 1.83m) max

**DOUBLE BEDROOM 1** 10' 1" x 8' 5" (3.07m x 2.57m)

**DOUBLE BEDROOM 2** 13' 10" x 8' 6" (4.22m x 2.59m)

**BEDROOM 3** 8' 5" x 5' 10" (2.57m x 1.78m) max

**BATHROOM** 5' 9" x 5' 5" (1.75m x 1.65m)

**GARAGE** 24' 9" x 8' 2" (7.54m x 2.49m) max

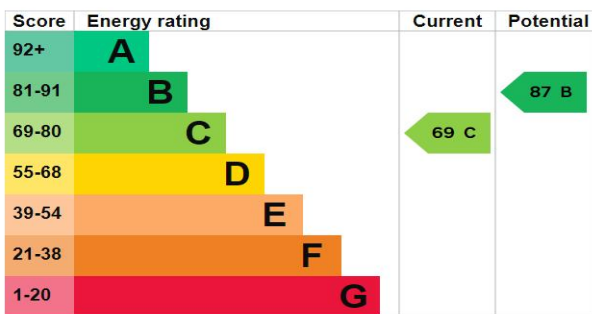
**HOLDING DEPOSIT**

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**



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

**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.

