

# HOME MARKETING & MANAGEMENT

## QUARRY ROAD, GOMERSAL BD19 4JB

### £1,250 PCM

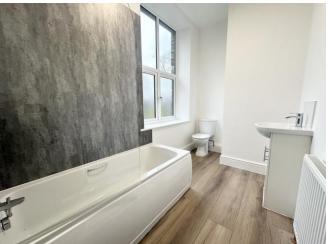
Refurbished Character Home
Three Double Bedrooms + Study
Large Living Room
Modern Dining Kitchen
White Three Piece Bathroom
Upvc Double Glazing
Large Lawn & Patio Gardens
Gas Central Heating: Combi Boiler
Deposit £1442
Available Now. Unfurnished



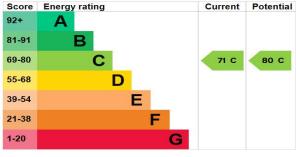












The graph shows this property's current and potential energy rating.

## £1,250 PCM

GENERAL DESCRIPTION

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

A impressive double fronted, newly refurbished, three/four bedroom character home in the popular area of Gomersal. Will be of particular interest to professionals seeking well presented and well proportioned versatile accommodation which benefits from: Neutral decor throughout; modern fitted dining kitchen; spacious living room with feature electric fire; large lawn and patio gardens; off street parking; ground floor study/bedroom/utility with en-suite shower room; three further double bedrooms; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to Leeds, Bradford and Wakefield and an early inspection is recommended to appreciate the size, style and location of this home. Sorry no smokers. Pets will be considered on application. Available Now. Unfurnished. Deposit £1442

#### ROOM MEASUREMENTS

HALL 10' 0" x 3' 10" (3.05m x 1.17m) max **LIVING ROOM** 16' 9999" x 12' 3" (258.85m x 3.73m) max) **DINING KITCHEN** 17' 0" x 10' 6" (5.18m x 3.2m) BED 4/STUDY/UTILITY 16' 7" x 11' 1" (5.05m x 3.38m) max **EN-SUITE SHOWER ROOM** 8' 6" x 5' 8" (2.59m x 1.73m)

**REAR HALL** 16' 3" x 3' 3" (4.95m x 0.99m) max **STAIRS & LANDING** 27' 3" x 18' 7" (8.31m x 5.66m) max irregular

**DOUBLE BEDROOM 1** 17' 2" x 10' 5" (5.23m x 3.18m) **DOUBLE BEDROOM 2** 15' 4" x 13' 9" (4.67m x 4.19m) max DOUBLE BEDROOM 3 11' 7" x 10' 6" (3.53m x 3.2m) max **BATHROOM** 11' 1" x 5' 8' (3.38m x 1.73m) 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

**Pudsey Office** 

**OPENING HOURS** 

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.

