



# HOME

MARKETING & MANAGEMENT

TYERSAL CLOSE, TYERSAL BD4 8HE

**£1,075 PCM**

Semi-Detached House  
 3 Bedrooms (2 Double)  
 Through Living Room  
 Modern Fitted Kitchen  
 White 3 Piece Bathroom  
 Gardens, Drive, Garage  
 Neutral Decor Throughout  
 Deposit £1240  
 Unfurnished  
 Available Now





**£1,075 PCM**

## GENERAL DESCRIPTION

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

A recently refurbished three bedroom semi-detached house located in the area of Tyersal. Will be of particular interest to professionals seeking a well presented home which benefits from: Double glazing; gas central heating with combination boiler; lawned gardens front and rear; detached garage; modern fitted kitchen; white three piece bathroom; neutral decor throughout; large through living room. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. Deposit £1240.

## ROOM MEASUREMENTS

**HALL** 11' 2" x 6' 1" (3.4m x 1.85m) max**KITCHEN** 10' 4" x 8' 3" (3.15m x 2.51m)**THROUGH LIVING ROOM** 23' 8" x 12' 1" (7.21m x 3.68m) max**STAIRS & LANDING** 7' 7" x 5' 10" (2.31m x 1.78m) max**DOUBLE BEDROOM 1** 12' 1" x 11' 8" (3.68m x 3.56m) max**DOUBLE BEDROOM 2** 11' 7" x 11' 1" (3.53m x 3.38m) max**BEDROOM 3** 8' 4" x 6' 3" (2.54m x 1.91m) max**BATHROOM** 7' 10" x 6' 4" (2.39m x 1.93m) 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  
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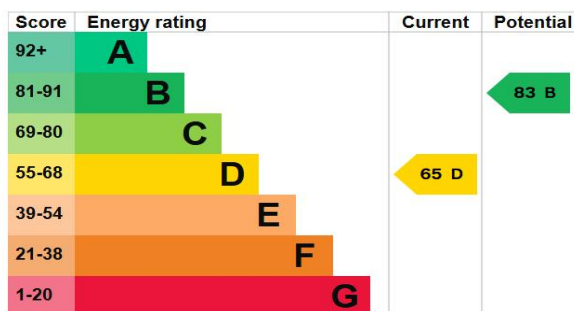
## OPENING HOURS

**Pudsey Office**

Monday to Friday

Saturday

Sunday &amp; Bank Holidays

**8.30am – 5.00pm****9.00am – 1.00pm****Closed**

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.