



# HOME

MARKETING & MANAGEMENT

ASHBY VIEW, BRAMLEY LS13 3AG

**£875 PCM**

Three Bedroom Town House

Two Reception Rooms

Modern Fitted Kitchen

Modern Bathroom

Patio Garden

Double Glazing

Central Heating

Unfurnished

Available now

Bond £1009.00



**£875 PCM**

GENERAL DESCRIPTION

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

A mature brick built three bedroom midtown house situated in the area of Bramley. Will be of particular interest to families and professionals seeking accommodation that benefits from: white uPVC double glazing; gas central heating with combination boiler; patio garden; two reception rooms; modern fitted kitchen; white three piece bathroom suite; neutral décor. Briefly comprises: entrance hall with under stairs storage cupboard; lounge; dining room; kitchen; staircase and landing; double bedroom one; double bedroom two with fitted built in wardrobe; bedroom three; bathroom; offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available now. Unfurnished.

Deposit £1009.00

ROOM MEASUREMENTS

**LOUNGE** 13' 3" x 11' 11" (4.04m x 3.63m)max

**DINING ROOM** 11' 0" x 9' 4" (3.35m x 2.84m)max

**KITCHEN** 8' 5" x 6' 7" (2.57m x 2.01m)

**ENTRANCE HALL** 11' 10" x 5' 7" (3.61m x 1.7m)max

**STAIRCASE AND LANDING** 6' 6" x 3' 1" (1.98m x 0.94m)

**DOUBLE BEDROOM ONE** 13' 3" x 11' 5" (4.04m x 3.48m)max

**DOUBLE BEDROOM TWO** 11' 5" x 9' 4" (3.48m x 2.84m)max

**BEDROOM THREE** 8' 0" x 6' 5" (2.44m x 1.96m)max

**BATHROOM** 6' 5" x 5' 6" (1.96m x 1.68m)

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 & 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.