



# HOME

MARKETING & MANAGEMENT

ASTON GROVE, BRAMLEY LS13 2DL

**£775 PCM**

Mature Town House  
 Three Bedrooms  
 Modern White Bathroom  
 Gas Central Heating  
 Storage Garage  
 Patio Gardens  
 Unfurnished  
 Available Now  
 Deposit £894





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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

WELL PROPORTIONED Mature Brick Built Bay Fronted Mid TOWN HOUSE \*\* THREE BEDROOMS (Two Double, \*\* Bay Fronted SPACIOUS LOUNGE with Feature ADAM STYLE FIREPLACE \*\* DINING KITCHEN \*\* Ceramic Tiled Three Piece WHITE SHELL DESIGN BATHROOM with ELECTRIC SHOWER over Bath \*\* Wooded Outlook & LONG DISTANCE AIRE VALLEY VIEWS \*\* MAHOGANY STYLE WOOD FRAMED WINDOWS, Mainly DOUBLE GLAZED \*\* Gas CENTRAL HEATING \*\* DRIVE & INTEGRAL GARAGE with Large REAR WORKSHOP \*\* FLAGGED REAR PATIO GARDEN with WELL STOCKED BORDERS & South Westerly Aspect. Briefly comprising: entrance hall; lounge; dining kitchen; staircase and landing; two double bedrooms; single bedroom; bathroom. Good access to Bramley town centre amenities schools, parks, swimming pool, golf course, leisure centres, the Aire valley, The Owlcotes Centre, Kirkstall Valley Retail Centre, and commuting to Leeds and Bradford. Sorry No Smokers. Sorry no pets. Available Now. Deposit £894

## ROOM MEASUREMENTS

**LOUNGE** 15' 8" x 12' 10" (4.78m x 3.91m)max

**KITCHEN** 16' 2" x 7' 5" (4.93m x 2.26m)

**ENTRANCE HALL** 5' 6" x 3' 3" (1.68m x 0.99m)max

**MASTER BEDROOM** 12' 11" x 10' 0" (3.94m x 3.05m)

**DOUBLE BEDROOM TWO** 10' 0" x 10' 0" (3.05m x 3.05m)

**BEDROOM THREE** 8' 4" x 5' 10" (2.54m x 1.78m)max

**BATHROOM** 7' 2" x 5' 9" (2.18m x 1.75m)

## 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

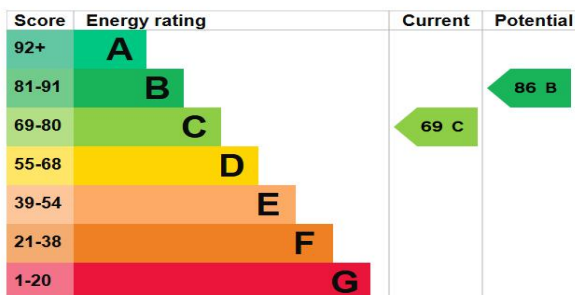
Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



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.