



HOME
MARKETING & MANAGEMENT

BRANSBY COURT, FARSLEY LS28 5UP

£675 PCM

First Floor Apartment

One Double Bedroom

Lounge

Modern Fitted Kitchen with Fridge, Oven and Hob

White Three Piece Bathroom Suite

Gas Central Heating

Off Street Parking

Part Furnished

Deposit £778

Available Now



£675 PCM

GENERAL DESCRIPTION

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

A well presented one bedroom 1st floor apartment with a private entrance in the sought after village of Farsley. Will be of particular interest to professionals seeking well located accommodation which benefits from: allocated off street parking and visitor parking, garden with storage, gas central heating with combination boiler, modern fitted kitchen with fridge, oven and hob; white three piece bathroom; cul-de-sac location; good size double bedroom with built in cupboard and wardrobe. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available now. Part furnished. Deposit £778. 12 month minimum tenancy.

ROOM MEASUREMENTS

STAIR AND LANDING 8' 8" x 2' 8" (2.64m x 0.81m) max

LIVING ROOM 15' 3" x 9' 10" (4.65m x 3m) max

KITCHEN 8' 9" x 5' 7" (2.67m x 1.7m)

BEDROOM 12' 8" x 10' 9" (3.86m x 3.28m) max

BATHROOM 6' 1" x 5' 7" (1.85m x 1.7m)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.