



# HOME

MARKETING & MANAGEMENT

WINDMILL HOUSE, MILL HILL, PUDSEY LS28 8NR

**£1,250 PCM**

Well Presented Stone Detached  
3 Bedrooms (1 En suite)  
Spacious Living Room  
Gas C/H. Fitted Grey Kitchen  
Recently Re Decorated  
Utility Room  
Good Sized Gardens  
Sought After Area of Pudsey  
Deposit £1442  
Available Now





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**£1,250 PCM**

#### GENERAL DESCRIPTION

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

A beautifully presented three bedroom detached home in the sought after area of Pudsey. Will be of particular interest to professionals seeking a well located character home which benefits from: Large lawn and patio gardens; long distance views over countryside; modern dining kitchen; spacious lounge; large master bedroom with en-suite; neutral decor; useful utility room; gated driveway; white modern ground floor house bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, charm and location of this lovely home. Sorry no smokers. Unfurnished. Available Now. Pets will be considered on application. Deposit £1442.00.

#### ROOM MEASUREMENTS

**HALL** 4' 5" x 3' 4" (1.35m x 1.02m)

**LOUNGE** 15' 2" x 13' 0" (4.62m x 3.96m) max

**DINING KITCHEN** 15' 2" x 12' 2" (4.62m x 3.71m) max

**INNER HALL** 5' 0" x 2' 6" (1.52m x 0.76m)

**UTILITY** 11' 8" x 6' 4" (3.56m x 1.93m)

**GRND FLR BATHROOM** 9' 2" x 4' 9" (2.79m x 1.45m)

**GRND FLR BEDROOM 3** 11' 10" x 5' 9" (3.61m x 1.75m) max

**STAIRS & LANDING** 2' 9" x 2' 6" (0.84m x 0.76m)

**DOUBLE BEDROOM 1** 16' 9" x 15' 2" (5.11m x 4.62m) max

**EN-SUITE** 5' 8" x 4' 8" (1.73m x 1.42m)

**DOUBLE BEDROOM 2** 15' 1" x 13' 0" (4.6m x 3.96m) 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  
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#### OPENING HOURS

##### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.

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Pudsey, West Yorkshire LS28 7DS  
**Tel:** 0113 2 909 333

[www.homemm.co.uk](http://www.homemm.co.uk)

