

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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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 E

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.

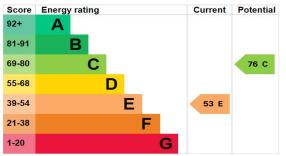
Pudsey, 4 The Ives, Lidget Hill, Pudsey, West Yorkshire LS28 7DS Tel: 0113 2 909 333

www.homemm.co.uk









The graph shows this property's current and potential energy rating.