



**HOME**  
MARKETING & MANAGEMENT

THE WILLOWS COTTAGE, HOUGH SIDE ROAD, PUDSEY LS28

**£650 PCM**

Charming Cottage  
One Double Bedroom  
En-Suite Bathroom  
Fitted Living Kitchen  
Off Street Parking (1 car)  
Useful Utility Cellar  
Neutral Decor Throughout  
Back Water Location  
Available 17<sup>th</sup> April 2025. Unfurnished  
Deposit £750.00





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

#### GENERAL DESCRIPTION

A one double bedroom cottage situated in a sought after location in the popular area of Pudsey. Will be of particular interest to professionals seeking a charming and well presented home which benefits from: fitted kitchen with fridge (will not be maintained); Extractor fan which must be used at all times, large double bedroom; en-suite bathroom; useful storage cellar; off street parking for 1 car; neutral decor; fresh carpets. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the charm and character of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 17th April 2025. Unfurnished. Deposit £750.00

#### ROOM MEASUREMENTS

**HALL** 3' 4" x 2' 5" (1.02m x 0.74m) max  
**LIVING KITCHEN** 13' 3" x 10' 8" (4.04m x 3.25m) max  
**DOUBLE BEDROOM** 14' 7" x 13' 0" (4.44m x 3.96m) max  
**EN-SUITE BATHROOM** 8' 5" x 4' 2" (2.57m x 1.27m) max  
**UTILITY CELLAR** 13' 2" x 10' 9" (4.01m x 3.28m) 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 BAND

**A**

#### 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+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	56   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.