



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 17th 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

Α

OPENING HOURS

Pudsey Office

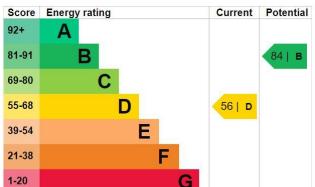
Monday to Friday Saturday Sunday & Bank Holidays

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

