



**HOME**  
MARKETING & MANAGEMENT

**NORTH VIEW COURT, STANNINGLEY LS28 6JQ**

**£850 PCM**



Modern Penthouse Apartment  
Two Large Double Bedrooms (One En Suite)  
Spacious Open Plan Living Kitchen  
Modern Four Piece Bathroom Suite  
Designated Parking  
uPVC Double Glazing. Electric Heating  
Convenient Location  
Unfurnished  
Deposit £980  
Available 23rd May 2025.





NORTH VIEW COURT, STANNINGLEY LS28 6JQ

**£850 PCM**

#### GENERAL DESCRIPTION

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

A modern two double bedroom executive style penthouse apartment situated in the area of Stanningley. Will be of particular interest to professionals seeking well presented and spacious accommodation which comprises: entrance hall with door entry telecom system and store room; large open plan living kitchen including upright fridge freezer, dishwasher and washing machine; double bedroom one with en suite shower room; double bedroom two; white four piece house bathroom; electric heating; uPVC double glazing; allocated parking; communal sun terrace area; communal drying room; bicycle store; gated entrance to site. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the quality of the accommodation on offer. Sorry no smokers. Sorry no pets Unfurnished. Deposit £980. Available 23rd May 2025.

#### ROOM MEASUREMENTS

**RECEPTION HALL** 22' 5" x 6' 10" (6.83m x 2.08m)max

**LIVING ROOM** 25' 8" x 19' 7" (7.82m x 5.97m)max

**OPEN PLAN KITCHEN** 16' 10" x 7' 1" (5.13m x 2.16m)max

**DOUBLE BEDROOM ONE** 23' 10" x 14' 11" (7.26m x 4.55m)

**EN SUITE SHOWER ROOM** 9' 8" x 5' 4" (2.95m x 1.63m)

**DOUBLE BEDROOM TWO** 15' 8" x 16' 5" (4.78m x 5m)

**BATHROOM** 6' 8" x 10' 11" (2.03m x 3.33m)

**STORE ROOM** 8' 0" x 3' 4" (2.44m x 1.02m)

#### 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  
B

#### 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		80 C
55-68	D	64 D	
39-54	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.