



HOME

MARKETING & MANAGEMENT

CHRIST CHURCH MOUNT, ARMLEY LS12 3NH

£895 PCM

Brick Built Back to Back

2 Double Bedrooms

Recently Re Furbished Throughout

Open Plan Living Area

Gas C/H & Double Glazed

Tiled Bathroom with Shower

Small Frontage Garden

Unfurnished

Deposit £1032

Available Now



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£895 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 two bedroom back to back house situated in the area of Armley. Will be of particular interest to professionals seeking stylish and well located accommodation benefitting from: modern open plan fitted kitchen; modern décor; small garden; uPVC double glazing; gas central heating with combination boiler; modern white bathroom suite.

Recently re furnished throughout. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the style, size and presentation of the accommodation on offer.

Sorry no smokers. Sorry no pets. Available now.

Unfurnished. Deposit £1032.00

ROOM MEASUREMENTS

OPEN LIVING AREA 13' 6" x 12' 5" (4.11m x 3.78m)

KITCHEN AREA 9' 2" x 5' 8" (2.79m x 1.73m)

STAIRCASE AND LANDLING

DOUBLE BEDROOM 1 13' 7" x 11' 5" (4.14m x 3.48m)

BATHROOM 8' 1" x 7' 0" (2.46m x 2.13m)

2ND STAIRCASE

DOUBLE BEDROOM 2 19' 1" x 13' 0" (5.82m x 3.96m)

CELLAR

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+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	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.