



HOME

MARKETING & MANAGEMENT

BROADLEA OVAL, BRAMLEY LS13 2SU

£895 PCM



Semi Detached House
 Three Bedrooms(Two Double)
 Modern Fitted Breakfast Kitchen
 Modern White Three Piece Bathroom
 Guest WC
 Gas Central Heating. White uPVC Double Glazing
 Large Patio Gardens. Security Alarm
 Unfurnished
 Deposit £1032.00
 Available Now



£895 PCM

GENERAL DESCRIPTION

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

A mature well-presented three bedroom semi-detached house in a residential cul-de-sac crescent location in the area of Bramley. Will be of particular interest to professionals and families seeking a newly renovated home befitting from: three good sized bedrooms (two double); large patio gardens; modern fitted breakfast kitchen; guest WC; modern décor; spacious lounge with feature fireplace; modern white three piece bathroom; security alarm; gas central heating; white uPVC double glazing. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and size of the accommodation on offer. Sorry no smokers, no pets. Deposit £1032.00. Available now. Unfurnished

ROOM MEASUREMENTS

HALL 5' 6" x 4' 9" (1.68m x 1.45m)max**LOUNGE** 13' 10" x 12' 1" (4.22m x 3.68m)max**BREAKFAST KITCHEN** 13' 8" x 7' 9" (4.17m x 2.36m)**GUEST WC** 5' 1" x 2' 9" (1.55m x 0.84m)**DOUBLE BEDROOM ONE** 13' 5" x 11' 2" (4.09m x 3.4m)max**DOUBLE BEDROOM TWO** 11' 1" x 8' 1" (3.38m x 2.46m)max**BEDROOM THREE** 10' 3" x 7' 2" (3.12m x 2.18m)max**BATHROOM** 5' 9" x 4' 9" (1.75m x 1.45m)

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		86 B
69-80	C	72 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.