



HOME

MARKETING & MANAGEMENT

NORTH VIEW COURT, STANNINGLEY LS28 6JQ

£685 PCM



Modern First Floor Apartment
Two Double Bedrooms (One with En Suite Shower Room)

Open Plan Living Kitchen

Modern Three Piece Bathroom Suite

Allocated Parking for 1 Vehicle

uPVC Double Glazing. Electric Heating

Communal Sun Terrace

Unfurnished

Deposit £790

Available 11th July 2025



£685 PCM

GENERAL DESCRIPTION

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

A modern first floor two double bedroom apartment situated in the area of Stanningley. Will be of particular interest to professionals seeking well presented accommodation which comprises: entrance hall with door entry telecom system and store room; open plan living kitchen including upright fridge freezer, dishwasher and washing machine; double bedroom one with en suite shower room; double bedroom two; white three piece house bathroom with shower over bath; electric heating; uPVC double glazing; woodland view; allocated parking for 1 vehicle; 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 £790.00 Available 11th July 2025. If a car port is required the charge is an extra £10.00 pcm.

ROOM MEASUREMENTS

ENTRANCE HALL 12' 4" x 3' 11" (3.76m x 1.19m)max**LIVING ROOM** 16' 8" x 10' 10" (5.08m x 3.3m)max**OPEN PLAN KITCHEN** 8' 7" x 8' 3" (2.62m x 2.51m)**INNER HALL** 11' 4" x 4' 0" (3.45m x 1.22m)max**DOUBLE BEDROOM ONE** 14' 7" x 8' 11" (4.44m x 2.72m)max**EN SUITE SHOWER ROOM** 8' 0" x 5' 4" (2.44m x 1.63m)max**DOUBLE BEDROOM TWO** 10' 3" x 7' 9" (3.12m x 2.36m)**BATHROOM** 8' 0" x 6' 7" (2.44m x 2.01m)max**STORE ROOM** 8' 0" x 2' 4" (2.44m x 0.71m)

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	76 C	78 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.