

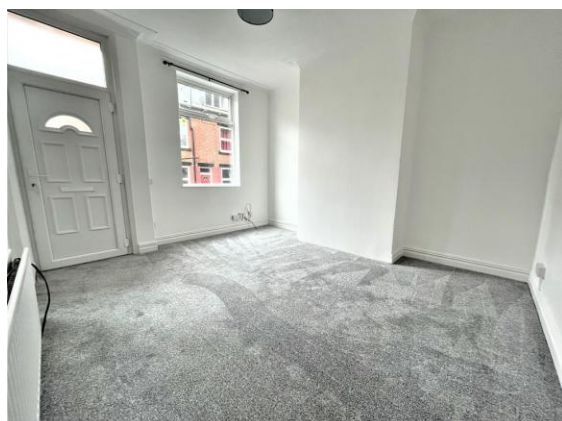


HOME

MARKETING & MANAGEMENT

NANSEN TERRACE, BRAMLEY LS13 3QL

£800 PCM



Back to Back Terrace
Two Double Bedrooms Plus Study
Integral Fitted Kitchen
White Bathroom
Accommodation to Three Floors
uPVC Double Glazing and Gas Central Heating
Cellar
Available now
Unfurnished
Deposit £923.00



£800 PCM

GENERAL DESCRIPTION

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

A spacious and well presented brick built back to back terrace house with two double bedrooms. Newly decorated throughout and new carpets.

Accommodation to three floors enjoying easy access to Bramley Train Station and the ring road for commuting to Leeds and Bradford. The property benefits from: contemporary neutral décor; white uPVC double glazing; gas central heating with combination boiler; modern white bathroom suite; modern style oak fitted shaker style kitchen with integral appliances.

Briefly comprises: lounge; fitted kitchen with stainless steel gas hob; double electric fan assisted oven and extractor, integral dishwasher, fridge and freezer, and washing machine; first floor staircase and landing; double bedroom with fitted wardrobes and three drawer dresser, bathroom with shower over bath; second floor staircase and landing, second double bedroom; study; cellar. Of particular interest to couples and professionals seeking well proportioned and well presented home in a convenient cul de sac location.

On street parking. Sorry no smokers. Sorry no pets.

Deposit £923.00. Available now.

ROOM MEASUREMENTS

LOUNGE 13' 8" x 11' 11" (4.17m x 3.63m) max**KITCHEN** 11' 1" x 6' 6" (3.38m x 1.98m) max**DOUBLE BEDROOM ONE** 13' 8" x 11' 1" (4.17m x 3.38m) max**BATHROOM** 8' 6" x 6' 10" (2.59m x 2.08m)**SECOND FLOOR LANDING** 9' 3" x 3' 2" (2.82m x 0.97m)**DOUBLE BEDROOM TWO** 13' 10" x 9' 11" (4.22m x 3.02m) max**STUDY** 8' 10" x 7' 10" (2.69m x 2.39m) max**CELLAR** 13' 4" x 10' 10" (4.06m x 3.3m) 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

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		87 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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.