



HOME

MARKETING & MANAGEMENT

SWINNOW GARDENS, BRAMLEY LS13 4PH

£995 PCM

Well Presented Semi Detached
3 Bedrooms
Gas Central Heating
Double glazing
Spacious Living room
Modern Dining Kitchen
Gardens
Unfurnished
Deposit £1148
Available 13th June 2025



£995 PCM

GENERAL DESCRIPTION

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

A well presented three bedroom semi detached home located in a residential cul-de-sac crescent location between the areas of Bramley and Pudsey. Will be of particular interest to professionals and families seeking a well located home which benefits from: Upvc double glazing; gas central heating with combination boiler; lawned gardens to front and rear; spacious living room with feature fire; modern fitted dining kitchen; utility room/guest WC; two double bedrooms and good sized single bedroom; modern white three piece bathroom suite. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, size and location of this well proportioned home. Sorry no smokers. Sorry no pets.

Available 13/06/25. Unfurnished

ROOM MEASUREMENTS

HALL 7' 5" x 5' 4" (2.26m x 1.63m) max

LIVING ROOM 13' 6" x 13' 0" (4.11m x 3.96m) max

DINING KITCHEN 13' 3" x 8' 4" (4.04m x 2.54m)

REAR HALL 6' 8" x 5' 4" (2.03m x 1.63m) max

UTILITY/GUEST WC 5' 3" x 4' 2" (1.6m x 1.27m)

STAIRS & LANDING 7' 7" x 5' 7" (2.31m x 1.7m) max

DOUBLE BEDROOM 1 13' 2" x 13' 2" (4.01m x 4.01m) max

DOUBLE BEDROOM 2 13' 3" x 8' 5" (4.04m x 2.57m) max

BEDROOM 3 9' 1" x 8' 1" (2.77m x 2.46m) max

BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)

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		
69-80	C		78 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.