



# HOME

MARKETING & MANAGEMENT

BROOM MILLS ROAD, FARSLEY LS28 5GR

**£1,300 PCM**



Modern Town House  
 Four Double Bedrooms  
 Spacious Dining Kitchen  
 White Modern Bathroom and Guest W/C  
 Gas Central Heating  
 Drive and Garage  
 Lawn and Patio Gardens  
 Deposit £1500  
 Unfurnished  
 Available 01/08/2025

BROOM MILLS ROAD, FARSLEY LS28 5GR

**£1,300 PCM**

#### GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport. A four double bedroom modern town house situated in a residential cul-de-sac location in the sought after village of Farsley. Will be of particular interest to professionals and families seeking accommodation presented to a high standard throughout and benefitting from: modern décor throughout; spacious dining kitchen including dishwasher, washing machine and fridge freezer; two reception rooms; master bedroom with en suite shower room; white modern bathroom and guest W/C suite; lawn and patio gardens; drive and detached garage; wardrobes/storage to all bedrooms; security alarm; white uPVC double glazing; gas central heating. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, style and size of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 1st August 2025. Unfurnished. Deposit £1500.00

#### ROOM MEASUREMENTS

**ENTRANCE HALL** 13' 7" x 6' 1" (4.14m x 1.85m) max

**DINING ROOM** 14' 4" x 10' 3" (4.37m x 3.12m)

**KITCHEN** 16' 0" x 11' 0" (4.88m x 3.35m) max

**GUEST W/C** 6' 1" x 4' 11" (1.85m x 1.5m) max

**FIRST FLR S/CASE AND LANDING** 11' 4" x 6' 10" (3.45m x 2.08m) max

**FIRST FLR LIVING ROOM** 13' 9" x 16' 10" (4.19m x 5.13m) max

**DOUBLE BEDROOM ONE** 12' 1" x 9' 9" (3.68m x 2.97m) max into robes

**EN SUITE SHOWER ROOM** 6' 11" x 6' 11" (2.11m x 2.11m) max

**SECOND FLR S/CASE AND LANDING** 7' 10" x 7' 1" (2.39m x 2.16m) max

**DOUBLE BEDROOM TWO** 14' 4" x 9' 4" (4.37m x 2.84m)

**DOUBLE BEDROOM THREE** 11' 5" x 9' 4" (3.48m x 2.84m)

**DOUBLE BEDROOM FOUR** 10' 10" x 7' 2" (3.3m x 2.18m)

**BATHROOM** 7' 1" x 6' 10" (2.16m x 2.08m) 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**  
D

#### 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		85 B
69-80	C	76 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.