

HOME

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

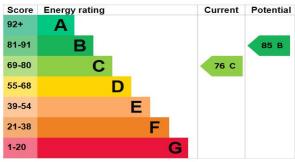












The graph shows this property's current and potential energy rating.

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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 sough 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

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

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 \Box

OPENING HOURS

Pudsey Office

Monday to Friday Saturday Sunday & Bank Holidays

8.30am - 5.00pm 9.00am - 1.00pm Closed

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.



