

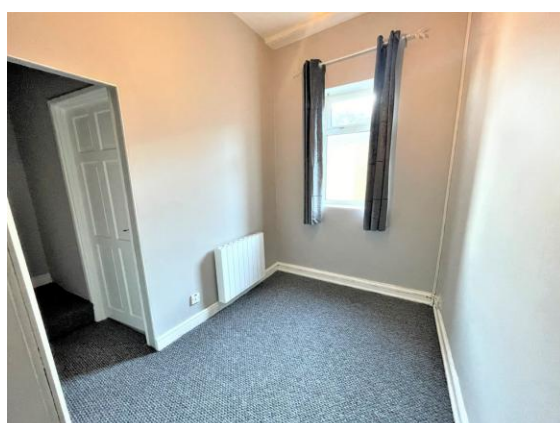


HOME
MARKETING & MANAGEMENT

BRADFORD ROAD, STANNINGLEY LS28 6AT

£595 PCM

First Floor Apartment
One Double Bedroom
Open Plan Living Kitchen
Shower Room
uPVC Double Glazing
Unfurnished
Available 15th August 2025
Deposit £686.00



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£595 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport A first floor one double bedroom apartment situated in Stanningley. Will be of interest to professionals and couples seeking modern and well presented accommodation which benefits from: open plan living kitchen including fridge (will not be maintained) and TV stand; uPVC double glazing; very close proximity to transport links to both Leeds and Bradford; electric heaters; storage area. Briefly comprises: open plan living kitchen; double bedroom; shower room; staircase and landing. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location on offer. Sorry no smokers. Sorry no pets. Unfurnished. Available now. Deposit £519.

ROOM MEASUREMENTS

OPEN PLAN LIVING KITCHEN 13' 9" x 13' 2" (4.19m x 4.01m) max

INNER LANDING 6' 4" x 2' 5" (1.93m x 0.74m)

DOUBLE BEDROOM 8' 3" x 6' 9" (2.51m x 2.06m) max

SHOWER ROOM 6' 0" x 6' 2" (1.83m x 1.88m) max

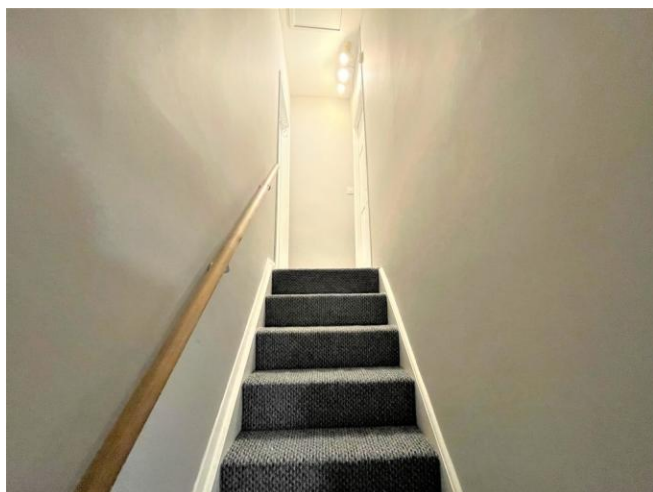
HOLDING DEPOSIT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
Tel: 0113 2 909 333

www.homemm.co.uk

