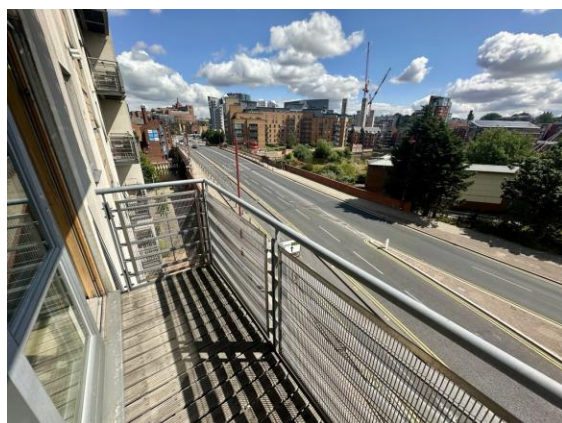


HOME

MARKETING & MANAGEMENT

APARTMENT 76, BALMORAL PLACE, BOWMAN LANE, HUNSLET

£875 PCM



Modern 4th Floor Apartment
 Long Distance River Views
 Spacious Double Fitted Bedroom
 Balcony; Modern Bathroom
 Neutral Décor. Secure Development
 Modern Fitted Kitchen
 Onsite Gym & Concierge
 Well Proportioned; Deposit £1009.00
 Excellent Access to Shops/Bars/Cafes
 Furnished. Available 28/07/25



APARTMENT 76, BALMORAL PLACE, BOWMAN
LANE. HUNSLET LS10 1HR
£875 PCM

GENERAL DESCRIPTION

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

A well proportioned FURNISHED and well-presented one bedroom apartment situated within the sought after Brewery Wharf development in Leeds City Centre. Offering the discerning professional easy access to shopping facilities; restaurants; cafes; convenience stores and Leeds train station the property benefits from: balcony with river and city views; neutral décor; modern fitted kitchen; white modern bathroom suite; double bedroom with large fitted wardrobe; attractive communal gardens; gas central heating. Brewery Wharf is a secure gated development with security access from both the river and street sides. There is also a concierge and an onsite gym. An early inspection is recommended to appreciate the location; style and presentation of the accommodation on offer. Sorry no pets. Sorry no smokers. Available 28/07/25. Furnished.

Furniture:

Lounge- 2 sofas, tv stand, dining table, 4 chairs
Bedroom- chest of drawers/ bedside x3, double bed and mattress

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
C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 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.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed