

HOME

BROADLANDS AVENUE, PUDSEY LS28 9GB

£1,299 PCM

End Town House
Five Bedrooms (Four Doubles)

Large Modern Fitted Dining Kitchen
White Four Piece Bathroom Suite
Lawn and Patio Gardens

uPVC Double Glazing and Gas Central Heating
Drive

Deposit £1498.00

Part Furnished
Available Now

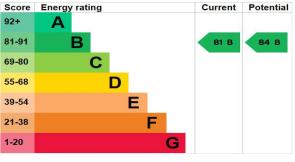












The graph shows this property's current and potential energy rating.

£1,299 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport A modern five bedroom end town house situated in a residential cul-de-sac location in the popular area of Pudsey. Will be of particular interest to professionals and families seeking large, well located accommodation which benefits from: white uPVC; gas central heating with combination boiler; lawn and patio gardens; drive and garage (not included); two reception rooms; large modern fitted dining kitchen; spacious master bedroom with en suite shower room; outlook over parkland with children's play area. Briefly comprises: entrance hall; through lounge; dining room; dining kitchen including integral freezer, integral washing machine; integral dishwasher and integral fridge; guest w/c; first floor staircase and landing; double bedroom with en suite shower room; double bedroom two; bedroom three; bathroom with white four piece suite; second floor staircase and study landing; two large second floor double bedrooms. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size and proportions of the accommodation on offer. Sorry no smokers. Sorry no pets. Working tenants only. Available Now. Deposit £1498.00 Part Furnished.

ROOM MEASUREMENTS

ENTRANCE HALL 15' 9" x 8' 0" (4.8m x 2.44m) max irregular LOUNGE 19' 5" x 11' 11" (5.92m x 3.63m) max DINING ROOM 12' 11" x 8' 4" (3.94m x 2.54m) DINING KITCHEN 18' 9" x 8' 11" (5.72m x 2.72m) max GUEST W/C 5' 9" x 4' 11" (1.75m x 1.5m) max STAIRCASE AND LANDING 17' 7" x 11' 11" (5.36m x 3.63m) max DOUBLE BEDROOM ONE 17' 10" x 11' 11" (5.44m x 3.63m) max ENSUITE SHOWER ROOM 5' 6" x 5' 7" (1.68m x 1.7m) max DOUBLE BEDROOM TWO 12' 10" x 9' 5" (3.91m x 2.87m) BEDROOM THREE 10' 10" x 9' 5" (3.3m x 2.87m) max BATHROOM 8' 9" x 8' 0" (2.67m x 2.44m) max STAIRCASE AND STUDY LANDING 9' 9" x 8' 8" (2.97m x 2.64m) max SECOND FLOOR DOUBLE BEDROOM FOUR 21' 3" x 14' 0" (6.48m x 4.27m) max

4.27m) max SECOND FLOOR DOUBLE BEDROOM FIVE 14' 0" \times 13' 8" (4.27m \times 4.17m) 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.

OPENING HOURS

COUNCIL TAX BAND

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.



