



HOME
MARKETING & MANAGEMENT

APARTMENT 1, THE BOARS HEAD, ROKER LANE, LS28 8FE

£825 PCM



New Development
Two Double Bedrooms
Modern Fitted Integral Kitchen
White Three Piece Bathroom Suite
Neutral Décor Throughout
Off Street Parking
Upvc Double Glazing
Gas Central Heating; Dbl Glazed
Unfurnished
Available 28th October 2025



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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

An exclusive new development of one and two bedroom apartments with a converted Victorian building located in the sought after area of Pudsey. Will be of particular interest to professionals seeking high end accommodation which benefits from: modern integral fitted kitchens; white modern bathroom suites; neutral decor; designated off street parking (pre-wired for charging stations); gas central heating with combination boilers; Upvc double glazing; high quality finishes. A payment for water supply will be due along with each rent instalment to the amount of £56.20. Deposit £951.00. 12 months tenancy.

ROOM MEASUREMENTS

ENTRANCE HALL 22' 6" x 9' 9" (6.86m x 2.97m)
max

KITCHEN 15' 5" x 6' 4" (4.7m x 1.93m)

LOUNGE 11' 5" x 10' 7" (3.48m x 3.23m)

DOUBLE BEDROOM 1 12' 3" x 9' 2" (3.73m x 2.79m)
max into robes

DOUBLE BEDROOM 2 10' 4" x 9' 6" (3.15m x 2.9m)

BATHROOM 8' 11" x 6' 5" (2.72m x 1.96m)
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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

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

www.homemm.co.uk

