



HOME
MARKETING & MANAGEMENT

APARTMENT 3, THE BOARS HEAD, ROKER LANE, PUDSEY LS28 8FE

£735 PCM

Ground Floor Apartment
1 Bedroom. Modern Integral Kitchen
White Modern Bathroom Suite
Off Street Parking
High Quality Finish
Gas Central Heating
Upvc Double Glazing
Modern Decor Throughout
Unfurnished. Deposit £848
Available 28th October 2025



APARTMENT 3, THE BOARS HEAD, ROKER LANE,
PUDSEY LS28 8FE

£735 PCM

GENERAL DESCRIPTION

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

A beautifully presented one bedroom apartment located within an exclusive new development of one and two bedroom apartments within 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 .Deposit £848.00 Water supply will be due along with each rent instalment to the amount of £33.10 Minimum 12 month let. Available 28th October 2025.

ROOM MEASUREMENTS

KITCHEN 11' 4" x 11' 1" (3.45m x 3.38m)
max

HALL 11' 5" x 8' 0" (3.48m x 2.44m)
max

LOUNGE 12' 8" x 10' 5" (3.86m x 3.18m)
max

DOUBLE BEDROOM 17' 6" x 9' 1" (5.33m x 2.77m)
max

BATHROOM 7' 8" x 7' 7" (2.34m x 2.31m)
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

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 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.

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

www.homemm.co.uk

