



HOME

MARKETING & MANAGEMENT

FLAT 2, ARMLEY RIDGE ROAD, ARMLEY LS12 3NP

£575 PCM



Stylish Apartment
 One Double Bedroom
 Open Plan Living Kitchen
 Modern Fitted Kitchen Units
 Neutral Decor
 White En-Suite Shower Room
 Electric Heating
 Available Now
 Unfurnished
 Deposit £663.00

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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

A recently refurbished one bedroom apartment in the area of Armley, Leeds. Will be of particular interest to professionals seeking stylish and compact accommodation which benefits from: Upvc double glazing; electric heating; modern fitted kitchen with washing machine in open plan living space; bay fronted double bedroom with deep built in wardrobe; en-suite shower room with white suite; neutral decor throughout. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the style, size and location of this charming home. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. Deposit £663.00.

ROOM MEASUREMENTS

LIVING KITCHEN 15' 7" x 13' 6" (4.75m x 4.11m)
DOUBLE BEDROOM 12' 2" x 11' 6" (3.71m x 3.51m) max + hallway
ENSUITE 9' 0" x 3' 2" (2.74m x 0.97m)

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		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

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.

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www.homemm.co.uk

