



HOME

MARKETING & MANAGEMENT

FLAT D, EDINBURGH ROAD, ARMLEY LS12 3RW

£585 PCM

Basement Apartment

1 Double Bedroom

Patio Garden

Modern Fitted Kitchen Units

Large Open Plan Living Room

Neutral Decor Throughout

Upvc Double Glazing

White Shower Room Suite

Deposit £675.00

Unfurnished. Available Now



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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 one bedroom basement flat situated in the area of Armley. Will be of particular interest to professionals seeking spacious and well presented accommodation which benefits from: Upvc double glazing; neutral decor throughout; large open plan living area with modern fitted kitchen area including washing machine and fridge/freezer(will not be maintained); white modern shower room suite; large double bedroom; patio garden. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the style, size and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. unfurnished. Deposit £675.00. The apartment benefits from communal heating and as such a charge of £42 per month will be due along with the rent as a flat rate charge for heating.

ROOM MEASUREMENTS

HALL 10' 3" x 6' 4" (3.12m x 1.93m) max

LIVING AREA 15' 6" x 13' 9" (4.72m x 4.19m) max

KITCHEN AREA 11' 3" x 5' 10" (3.43m x 1.78m)

BEDROOM 1 17' 9" x 10' 9" (5.41m x 3.28m) 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	71 C	72 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.