



HOME
MARKETING & MANAGEMENT

YEW DALL WAY, ECCLESHILL BD10 8EE

£750 PCM

Two Bedroom Town House
Large Living Room
Modern Bathroom & Guest WC
Large Patio Garden
Off Street Parking
Gas Central Heating
Upvc Double Glazing
Available 2nd December 2025
Unfurnished
Deposit £865.00



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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 well presented two double bedroom mid town house situated in a residential location in the area of Ecclehill. Will be of particular interest to professionals seeking accommodation which benefits from: Upvc double glazing; gas central heating with combination boiler; spacious living room with patio doors to rear patio garden; white three piece bathroom; off street parking. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Unfurnished. Available 2nd December 2025. Deposit £865.00

ROOM MEASUREMENTS

HALL 12' 3" x 6' 3" (3.73m x 1.91m) max

LOUNGE 12' 8" x 12' 5" (3.86m x 3.78m) max

KITCHEN 8' 7" x 8' 1" (2.62m x 2.46m)

GUEST WC 5' 9" x 3' 4" (1.75m x 1.02m)

STAIRCASE AND LANDING 6' 8" x 2' 9" (2.03m x 0.84m)

DOUBLE BEDROOM 1 12' 6" x 9' 7" (3.81m x 2.92m)

DOUBLE BEDROOM 2 12' 4" x 8' 5" (3.76m x 2.57m) max

BATHROOM 6' 9" x 5' 7" (2.06m x 1.7m) 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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

