



# HOME

MARKETING & MANAGEMENT

APARTMENT 4, THE BOARS HEAD, ROKER LANE, PUDSEY LS28

**£825 PCM**



Two Bedroom Apartment  
 Open Plan Living Area  
 Modern Integral Kitchen  
 White Three Piece Bathroom Suite  
 Neutral Décor Throughout  
 Gas Central Heating  
 Designated Parking  
 Unfurnished  
 Available 22nd November 2025  
 Deposit £951. Water £46.30



APARTMENT 4, THE BOARS HEAD, ROKER LANE,  
PUDSEY LS28 8FE

**£825 PCM**

#### GENERAL DESCRIPTION

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

A spacious two double bedroom apartment situated within a 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 £46.30. Deposit £951. Available 22nd November 2025

#### ROOM MEASUREMENTS

**LIVING KITCHEN** 16' 11" x 15' 11" (5.16m x 4.85m) max

**HALL** 17' 2" x 4' 4" (5.23m x 1.32m) max

**DOUBLE BEDROOM 1** 12' 10" x 8' 5" (3.91m x 2.57m) max

**DOUBLE BEDROOM 2** 9' 1" x 8' 11" (2.77m x 2.72m) max

**BATHROOM** 9' 0" x 5' 6" (2.74m x 1.68m) 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             | 78   C  | 78   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.