

# HOME

## 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



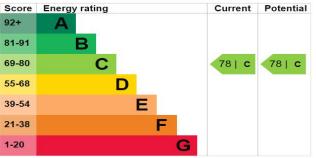












The graph shows this property's current and potential energy efficiency.

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#### £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

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**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.



