

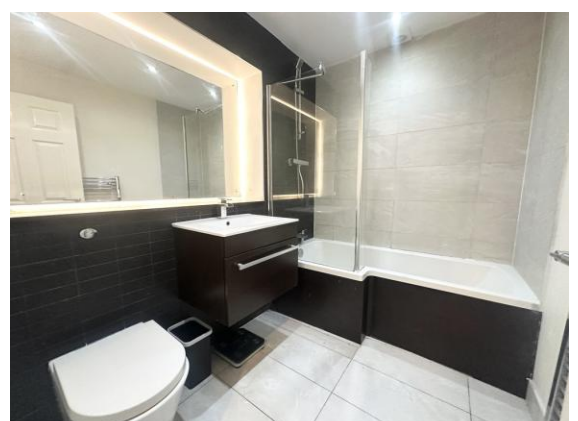


HOME

MARKETING & MANAGEMENT

CHURCH LANE, PUDSEY LS28 7RR

£1,250 PCM



Spacious Mid Terrace
4 Double Bedrooms + Basement
Modern Integral Dining Kitchen
Off Street Parking for 2 Cars
Large Living Room
Patio Garden; Double Glazing
Modern White Bath/Shower Rooms
Gas Central Heating: Combi Boiler
Furnished or Unfurnished
Available Now. Deposit £1442.00

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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

Available FURNISHED OR UNFURNISHED this stylish and spacious four double bedroom home situated in the heart of the market town of Pudsey will be of particular interest to professionals seeking well presented and versatile accommodation which benefits from: Modern dining kitchen with integrated fridge/freezer, dishwasher and washer dryer; large living room with feature fireplace; modern white bathroom to 1st floor; modern white shower room to 2nd floor; four double bedrooms; guest WC; useful basement room with its own guest WC; modern decor; double glazing; gas central heating with combination boiler; two parking spaces; patio garden. Offers good commuting access to both Leeds & Bradford 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. Furnished or Unfurnished (tenants to confirm which furnishings they require at application stage). Deposit £1442.00.

ROOM MEASUREMENTS

HALL 16' 1" x 5' 5" (4.9m x 1.65m) max

LOUNGE 18' 10" x 13' 8" (5.74m x 4.17m) max

DINING KITCHEN 16' 1" x 8' 5" (4.9m x 2.57m)

GUEST WC 4' 5" x 2' 5" (0m x 0.74m)

1ST STAIR & LANDING 16' 1" x 5' 5" (4.9m x 1.65m) max

DOUBLE BEDROOM 1 19' 1" x 14' 3" (5.82m x 4.34m) max

DOUBLE BEDROOM 4 12' 5" x 8' 5" (3.78m x 2.57m) max

BATHROOM 8' 5" x 5' 1" (2.57m x 1.55m) max

2ND FLR STAIRS & LANDING 6' 0" x 3' 3" (1.83m x 0.99m) max

DOUBLE BEDROOM 2 18' 8" x 14' 1" (5.69m x 4.29m) max

DOUBLE BEDROOM 3 15' 7" x 12' 5" (4.75m x 3.78m) max

BASEMENT ROOM 25' 2" x 13' 11" (7.67m x 4.24m) max

BASEMENT WC 3' 8" x 2' 5" (0m x 0.74m)

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.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

COUNCIL TAX BAND

D

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.

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

