

# HOME

# BROAD LANE CLOSE, BRAMLEY LS13 2UD

## £850 PCM

Mid-Town House
Three Bedrooms
large dining kitchen with patio doors to rear
white modern three piece bathroom suite
security alarm
Upvc Double Glazing
Gas Central Heating
Unfurnished
Deposit £980
Available 3rd January 2026

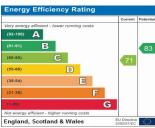




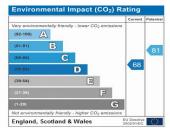








Address: 26 Broad Lane Close Bramley LS13 2UD Leeds Reference: 26 Broad Lane Cose



### £850 PCM

GENERAL DESCRIPTION

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

A beautifully presented three bedroom mid-town house with gardens front and rear situated in the area of Bramley. Will be of particular interest to professionals seeking a well presented a spacious home which benefits from: large dining kitchen with patio doors to rear; white modern three piece bathroom suite; neutral décor; security alarm; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and presentation of the accommodation on offer. Sorry no smokers. Sorry no pets. Unfurnished. Available 3rd January 2026. Deposit £980.

ROOM MEASUREMENTS
HALL 8' 2" x 3' 8" (2.49m x 1.12m)max
LOUNGE 16' 10" x 12' 2" (5.13m x 3.71m)max
DINING/KITCHEN 15' 2" x 9' 2" (4.62m x 2.79m)
LANDING 10' 0' x 6' 1" (3.05m x 1.85m)max
BEDROOM ONE 14' 6" x 8' 7" (4.42m x 2.62m)
BEDROOM TWO 11' 6" x 8' 7" (3.51m x 2.62m)
BEDOOM THREE 9' 5" x 6' 2" (2.87m x 1.88m)max
BATHROOM 6' 1" x 5' 5' (1.85m x 1.65m)

### 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

Α

**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.

