



# HOME

MARKETING & MANAGEMENT

AVIARY GROVE, ARMLEY LS12 2NU

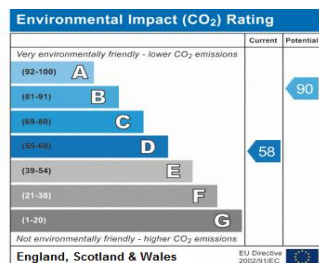
**£750 PCM**



Mature Through Terrace  
Two Bedrooms  
Modern Dining Kitchen  
White Three Piece Shower Room  
Enclosed Patio To Rear  
Upvc D/glazing  
Gas Central Heating  
Available Now  
Bond £865.00  
Popular Area of Armley

A large, empty room with white walls and a dark grey carpet. A window with white curtains is on the right wall, with a white radiator below it. A single light fixture is on the ceiling. The room appears to be a living or dining area.

A photograph of a small, paved back garden. The garden is enclosed by a dark wooden fence on the left and a lighter wooden fence on the right. A central path leads towards a brick wall and a red brick building in the background. There are some plants and a small green bin visible.



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

## ROOM MEASUREMENTS

**LOUNGE** 15' 2" x 13' 3" (4.62m x 4.04m)max

**INNER HALL 4' 3" x 2' 7" (1.3m x 0.79m)**

**DINING KITCHEN** 15' 2" x 9' 9" (4.62m x 2.97m)max

**STAIRCASE AND LANDING** 7' 7" x 5' 9" (2.31m x 1.75m)max

**BEDROOM ONE** 15' 2" x 10' 7" (4.62m x 3.23m)max

**BEDROOM TWO** 9' 8" x 7' 2" (2.95m x 2.18m) max

**SHOWER ROOM** 7' 8" x 3' 10" (2.34m x 1.17m)

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

## OPENING HOURS

## Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

9.00am – 1.00pm

**Closed**

**Pudsey**, 4 The Ives, Lidget Hill,  
Pudsey, West Yorkshire LS28 7DS  
**Tel:** 0113 2 909 333

**www.homemm.co.uk**

