

HOME
MARKETING & MANAGEMENT

SUNFIELD, STANNINGLEY LS28 6DE

£750 PCM



Ground Floor Apartment
Two Bedrooms
Modern Integrated Kitchen
Modern Bathroom
Open Plan Living Area
Gas Central Heating
Double Glazing
Parking
Part Furnished. Deposit £865
Available From 14th January 2027

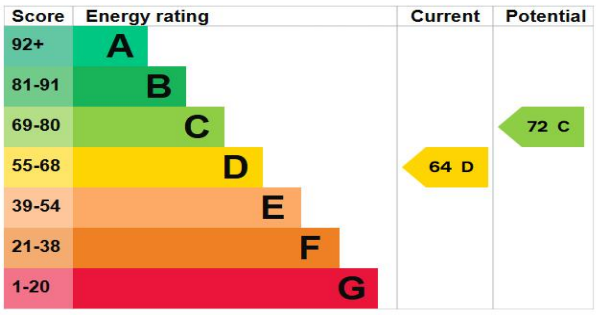












The graph shows this property's current and potential energy rating.

SUNFIELD, STANNINGLEY LS28 6DE

£750 PCM

GENERAL DESCRIPTION

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

A two double bedroom ground floor apartment situated in an impressive Victorian stone built detached house. Offers good commuting access to both Leeds and Bradford and will be of particular interest to professionals and professional couples seeking well presented and well proportioned accommodation. Benefits: modern fitted kitchen with integral dishwasher, integral washing machine and upright fridge freezer; living area with fitted cupboard; two bedrooms, one fitted with wardrobe and bedside pedestal; modern white three piece bathroom suite; cobbled patio area; paved parking area (if required); white uPVC double glazing; gas central heating with combination boiler. Briefly comprises: entrance porch; kitchen area; lounge area; inner hall two double bedrooms; bathroom. An early inspection is recommended to appreciate the style and location of the accommodation on offer. Sorry no smokers. Available 14th January 2027. Part Furnished. Deposit £865.00

ROOM MEASUREMENTS

PORCH 7' 9" x 4' 4" (2.36m x 1.32m)
KITCHEN AREA 13' 7" x 8' 8" (4.14m x 2.64m) max
LIVING AREA 13' 2" x 9' 8" (4.01m x 2.95m) max
HALL 6' 2" x 5' 5" (1.88m x 1.65m) max
DOUBLE BEDROOM ONE 10' 6" x 9' 6" (3.2m x 2.9m) max
DOUBLE BEDROOM TWO 9' 2" x 8' 2" (2.79m x 2.49m) max
BATHROOM 8' 11" x 4' 5" (2.72m x 1.35m) 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	**8.30am – 5.00pm**
Saturday	**9.00am – 1.00pm**
Sunday & Bank Holidays	**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.

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

www.homemm.co.uk