



HOME

MARKETING & MANAGEMENT

NORA ROAD, BRAMLEY LS13 3HD

£850 PCM



Stone Built Terrace

2 Double Bedrooms

2 Bathrooms

Modern Fitted Kitchen

Useful Cellar

Modern Decor and Flooring

Accommodation To 3 Floors

Gas Central Heating; Dbl Glazed

Available Now. Unfurnished

Deposit £980

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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

A well presented two double bedroom terraced house situated in the area of Bramley. Will be of particular interest to professionals seeking accommodation which benefits from: modern fitted kitchen including fridge/freezer and washing machine; two white three piece bathroom suites; modern décor; Upvc double glazing; gas central heating with combination boiler; useful cellar. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the accommodation on offer. Sorry no smokers. Available Now. Unfurnished. Deposit £980.00

ROOM MEASUREMENTS

LIVING ROOM 14' 8" x 13' 5" (4.47m x 4.09m) MAX

KITCHEN 12' 4" x 6' 2" (3.76m x 1.88m) MAX

1ST FLR STAIR & LANDING 8' 3" x 2' 3" (2.51m x 0.69m)

DOUBLE BEDROOM 1 14' 8" x 12' 4" (4.47m x 3.76m) MAX

BATHROOM 9' 8" x 7' 8" (2.95m x 2.34m) MAX

2ND FLR DOUBLE BEDROOM 2 14' 8" x 10' 8" (4.47m x 3.25m) MAX

EN-SUITE BATHROOM 8' 6" x 5' 0" (2.59m x 1.52m) 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

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.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed