



HOME

MARKETING & MANAGEMENT

FLAT C, EDINBURGH ROAD, ARMLEY LS12 3RW

£642 PCM

Spacious Ground Floor Apartment
One Large Double Bedroom
Fitted Modern Kitchen
Spacious Living Room
Neutral Decor Throughout
Upvc Double Glazing
White Shower Room Suite
Unfurnished
Deposit £740
Available Now



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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 spacious ground floor double bedroom apartment situated in the area of Armley. Will be of particular interest to professionals seeking accommodation which benefits from: Upvc double glazing; modern fitted kitchen including fridge freezer and washing machine (appliances not maintained); large double bedroom; white shower room suite. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the size and presentation of this home. Sorry no smokers. Unfurnished. Available Now. Deposit £692.00. The apartment benefits from communal heating and as such a charge of £42 per month will be due along with the rent as a flat rate charge for heating.

ROOM MEASUREMENTS

LIVING ROOM 15' 8" x 14' 1" (4.78m x 4.29m) max

KITCHEN 10' 3" x 5' 1" (3.12m x 1.55m)

DOUBLE BEDROOM 18' 2" x 13' 10" (5.54m x 4.22m) max

SHOWER ROOM 6' 2" x 5' 5" (1.88m x 1.65m) 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		
69-80	C		78 C
55-68	D	67 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.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed

