



# HOME

MARKETING & MANAGEMENT

151 TOWN STREET , RODLEY HALL , RODLEY LS13 1HW

**£900 PCM**



Stunning Duplex Apartment  
2 Double En-Suite Bedrooms  
Large Open Plan Living Space  
Sympathetically Modernised  
Shared Gated Lawned Gardens  
Off Street Parking  
Feature Staircase and Fireplace  
Built in Storage. Character Features  
Deposit £1,038.00  
Available Now. Unfurnished

## £900 PCM

### GENERAL DESCRIPTION

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

A large and impressive well presented two double bedroom (both en-suite) duplex apartment situated within a stylishly converted Victorian school house in the popular area of Rodley. Will be of particular interest to professionals seeking spacious character accommodation which benefits from: Feature ceiling beams; off street parking; generous open-plan living area with fireplace; spiral staircase and large windows; modern fitted kitchen area with granite worktops and under counter lighting; en-suite four piece bathroom and three piece shower room; modern décor. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, charm and proportions of the accommodation on offer. Available Now. Unfurnished.

Deposit £1,038.00. Sorry no smokers. Sorry no pets.

Furnishings: Living Room- Corner Sofa, Coffee Table, Sideboard, TV stand Bedroom 1- Double Bed Frame, Bedside Pedestals, Wardrobe. Bedroom 2 - Wardrobe.

### ROOM MEASUREMENTS

**LIVING ROOM** 22' 5" x 21' 11" (6.83m x 6.68m) max

**OPEN PLAN KITCHEN** 8' 2" x 7' 8" (2.49m x 2.34m)

### SPIRAL STAIR & LANDING

**DOUBLE BEDROOM 1** 16' 7" x 11' 11" (5.05m x 3.63m)

**EN-SUITE BATHROOM** 7' 8" x 5' 0" (2.34m x 1.52m)

**DOUBLE BEDROOM 2** 16' 10" x 11' 4" (5.13m x 3.45m) max

**EN-SUITESHOWER ROOM** 7' 11" x 4' 11" (2.41m x 1.5m)

### 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  
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### OPENING HOURS

#### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 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.