



# HOME

MARKETING & MANAGEMENT

CLUB LANE, RODLEY LS13 1JG

**£1,200 PCM**



Stunning Character Home  
Three Bedrooms (1-En-Suite)  
Modern Dining Kitchen  
Spacious Living Room  
Feature Ceiling Beams  
Off Street Parking  
Modern Decor Throughout  
White Modern Shower Room  
Available Now. Part Furnished  
Deposit £1384.00

**£1,200 PCM**

**GENERAL DESCRIPTION**

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

A fantastic three bedroom character property situated in the sought after area of Rodley. Will be of particular interest to professionals seeking stylish and versatile accommodation which benefits from: Modern fitted Dining Kitchen; 1st floor living room with feature ceiling beams; Master Bedroom with luxury en-suite shower room; off street parking; white modern ground floor shower room; modern decor. Offers good commuting access to both Leeds & Bradford and an early inspection is recommended to appreciate the style, charm and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 26/04/26.

**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 B**



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>	72 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**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.

