



HOME
MARKETING & MANAGEMENT

THE FAIRWAY, STANNINGLEY LS28 7RD

£1,250 PCM



Semi Detached Home
Three Double Bedrooms
House Bathroom & En-Suite
Modern Fitted Kitchen
Drive & Detached Garage
Lawned Gardens
Upvc D/Glazing; Gas C/Heating
Modern Decor Throughout
Deposit £1442.00
Available 15/09/26

£1,250 PCM

GENERAL DESCRIPTION

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

A well presented three double bedroom semi detached home in a residential location in the area of Stanningley. Will be of particular interest to professionals seeking well presented and well located accommodation which benefits from: Upvc double glazing; gas central heating with combination boiler; three double bedrooms (2 ground floor, one 1st floor with ensuite); white modern house bathroom; modern fitted kitchen with fridge freezer and dishwasher (appliances not maintained); lawned gardens; detached garage and drive. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, presentation and proportions of this lovely home. Sorry no smokers. Available 15th September 2026. provided largely unfurnished but with shelving unit, drawers and bedside table. Deposit £1442.00. N.B. The landlord has stated that wallpapered walls will be returned to neutral colours prior to the new tenancy commencing.

ROOM MEASUREMENTS

HALL 15' 0" x 8' 5" (4.57m x 2.57m) max**LIVING ROOM** 14' 9" x 11' 4" (4.5m x 3.45m) max**KITCHEN** 11' 0" x 9' 9" (3.35m x 2.97m)**DOUBLE BEDROOM 1** 13' 9" x 11' 4" (4.19m x 3.45m)**DOUBLE BEDROOM 2** 9' 9" x 9' 8" (2.97m x 2.95m)**BATHROOM** 8' 10" x 5' 6" (2.69m x 1.68m)**1ST FLOOR DOUBLE BEDROOM 3** 21' 0" x 13' 8" (6.4m x 4.17m) max**EN-SUITE** 6' 2" x 4' 8" (1.88m x 1.42m)

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

C

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		81 B
69-80	C		
55-68	D	64 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.