



HOME

MARKETING & MANAGEMENT

SNOWDEN VALE, BRAMLEY LS13 2UF

£850 PCM



Two Double Bedrooms + Study
Living Room Ft Fireplace
Dining Kitchen
White Bathroom Suite
Permit Parking
Electric Heating
Neutral Decor Throughout
Upvc Double Glazing
Available Now
Deposit £980.00. Unfurnished

£850 PCM

GENERAL DESCRIPTION

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

A deceptively spacious two double bedroom (plus useful study room) maisonette with accommodation over three floors in the area of Bramley. Will be of particular interest to professionals seeking a spacious, versatile and neutrally decorated home which benefits from: Fitted dining kitchen; living room with feature fireplace; bathroom with white suite and separate WC; electric heating; Upvc double glazing; permit parking.

Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size and proportions of the accommodation on offer. Sorry no smokers. Available Now. Unfurnished. £980 deposit

ROOM MEASUREMENTS

HALL 10' 5" x 6' 3" (3.18m x 1.91m) max

1ST STAIR & LANDING 6' 2" x 5' 8" (1.88m x 1.73m)

KITCHEN 12' 4" x 10' 5" (3.76m x 3.18m) max

LIVING ROOM 12' 5" x 10' 7" (3.78m x 3.23m)

STUDY 7' 5" x 5' 9" (2.26m x 1.75m)

2ND STAIR & LANDING 8' 6" x 5' 9" (2.59m x 1.75m) max

DOUBLE BEDROOM 1 12' 5" x 10' 6" (3.78m x 3.2m) max

DOUBLE BEDROOM 2 12' 5" x 10' 5" (3.78m x 3.18m) max

BATHROOM 5' 8" x 5' 5" (1.73m x 1.65m)

WC 5' 3" x 2' 9" (1.6m x 0.84m)

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

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		
55-68	D	56 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.