

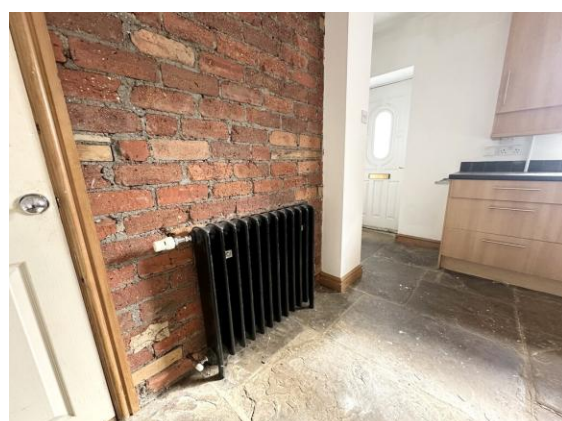


HOME

MARKETING & MANAGEMENT

HAMMERTON GROVE, PUDSEY LS28 9BG

£750 PCM



Victorian Stone Cottage
 One Double Bedroom
 Character Features
 Neutral Decor Throughout
 Cellar.
 Patio Garden
 Gas C/Heating & Combi Boiler
 Upvc Double Glazing
 Available Now. Unfurnished
 Deposit £865.00

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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 charming stone built Victorian cottage situated in the sought after market town of Pudsey. Will be of particular interest to professionals seeking a character home which benefits from: Upvc double glazing; gas central heating with combination boiler; neutral decor; patio garden; modern fitted kitchen; useful cellar; stone flagged living kitchen with feature exposed brick wall and inglenook fireplace. Offers good commuting access to both Leeds & Bradford and an early inspection is recommended to appreciate the location, style and charm of the accommodation on offer. Sorry no smokers. Available now. Unfurnished.

ROOM MEASUREMENTS

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

STAIRS & LANDING 8' 2" x 5' 0" (2.49m x 1.52m) max

DOUBLE BEDROOM 14' 3" x 10' 9" (4.34m x 3.28m) max

BATHROOM 7' 5" x 6' 2" (2.26m x 1.88m)

CELLAR 16' 1" x 6' 5" (4.9m x 1.96m) 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		87 B
69-80	C		
55-68	D	55 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