



HOME

MARKETING & MANAGEMENT

LANE END, PUDSEY LS28 9AD

£950 PCM

Mid Terrace Cottage Style House

Three Good Sized Bedrooms

Spacious Lounge with Log Burner

Dining Kitchen

Period Style Three Piece Bathroom Suite

Patio Garden

Security Alarm

Part Furnished

Deposit £1096

Available Now



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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 recently refurbished three bedroom cottage situated in the popular area of Pudsey. Will be of particular interest to families and professionals seeking well-located and character accommodation which benefits from: spacious lounge with character ceiling beams and log burner; dining kitchen; period style bathroom; gas central heating, neutral decor throughout, Upvc double glazing; patio garden to front (neighbour has pedestrian right of way). Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, character and location of the accommodation on offer. Unfurnished.. Deposit £1096.00. Available Now.

ROOM MEASUREMENTS

LOUNGE 16' 8" x 14' 3" (5.08m x 4.34m) max

ENTRANCE HALL 6' 4" x 4' 3" (1.93m x 1.3m)

DINING KITCHEN 16' 8" x 7' 3" (5.08m x 2.21m) max irregular

STAIRCASE AND LANDING 17' 1" x 6' 3" (5.21m x 1.91m)

DOUBLE BEDROOM ONE 12' 8" x 9' 8" (3.86m x 2.95m)

DOUBLE BEDROOM TWO 12' 8" x 6' 11" (3.86m x 2.11m)

BEDROOM THREE 8' 9" x 8' 3" (2.67m x 2.51m) max irregular

BATHROOM 8' 3" x 7' 0" (2.51m x 2.13m) max irregular

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		80 C
55-68	D	63 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.