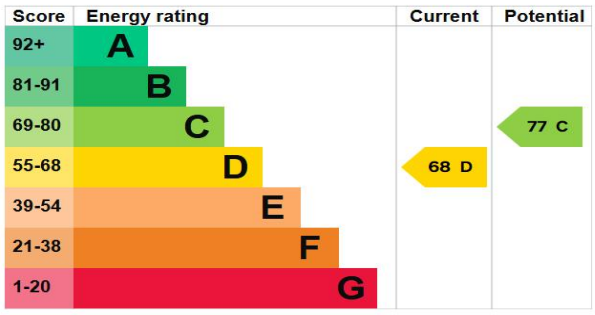
HOME
MARKETING & MANAGEMENT

COAL HILL LANE, FARSLEY LS28 5NA

£895 PCM

Victorian Terrace
Two Bedrooms (One Double)
High Quality Presentation
Modern White Shower Room Suite
Modern Dining Kitchen
Enclosed Garden
Upvc Double Glazing
Gas Central Heating/Combi Boiler
Deposit £1032.00.
Available 09/11/26. Unfurnished



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

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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 well presented two bedroom Victorian stone built house with enclosed garden in the sought after village of Farsley. Will be of particular interest to professionals seeking stylish character accommodation which benefits from: Upvc double glazing; gas central heating with combination boiler; modern fitted dining kitchen with integral fridge and dining table and four chairs; white modern shower room suite; useful utility hallway with washing machine (may not be maintained). Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location. charm and style of the accommodation on offer. Sorry no smokers. Available 09/11/26. Unfurnished. Deposit £1032.00.

ROOM MEASUREMENTS

ENTRANCE PORCH 4' 5" x 4' 0" (1.35m x 0m)
DINING KITCHEN 16' 5" x 14' 6" (5m x 4.42m) max
BASEMENT LOBBY 16' 5" x 6' 1" (5m x 1.85m) max
GRD FLOOR STAIR & LANDING 16' 5" x 6' 1" (5m x 1.85m) max
LIVING ROOM 14' 6" x 12' 3" (4.42m x 3.73m) max
DOUBLE BEDROOM 12' 4" x 11' 6" (3.76m x 3.51m) max
SINGLE BEDROOM 7' 0" x 6' 0" (2.13m x 1.83m)
SHOWER ROOM 8' 7" x 6' 1" (2.62m x 1.85m)

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	**8.30am – 5.00pm**
Saturday	**9.00am – 1.00pm**
Sunday & Bank Holidays	**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.

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www.homemm.co.uk