



# HOME

MARKETING & MANAGEMENT

SUN STREET, STANNINGLEY LS28 6DJ

**£895 PCM**

1st Floor Apartment  
Two Double Bedrooms  
Garden & Parking  
Modern Fitted Kitchen  
White Modern Shower Room  
Upvc Double Glazing  
Gas Central Heating  
Modern Decor Throughout  
Deposit £1032.00  
Available 27/07/26. Unfurnished



**£895 PCM**

**GENERAL DESCRIPTION**

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

A spacious two double bedroom 1st floor apartment with garden and off street parking situated in the area of Stanningley. This well presented home will be of particular interest to professionals seeking a well located property which benefits from: Modern fitted kitchen (fridge/freezer and microwave included but not maintained); two good sized bedrooms (one fitted); modern décor throughout; good sized garden to side; Upvc double glazing; gas central heating with combination boiler; white modern three piece shower room (washing machine included but not maintained).

Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, size and style of the accommodation on offer. Sorry no smokers. Available 27/07/26. Unfurnished. (The landlord currently employs a gardener at £10 per visit to mow their lawn tenants can choose to retain these services if they wish). The property is connected the broadband running at a speed of over 330 mbps at the time of our inspection, this service is charged at £25 per month in addition to the rent.

**ROOM MEASUREMENTS**

**HALL** 15' 3" x 4' 1" (4.65m x 1.24m)

**LOUNGE** 13' 7" x 12' 2" (4.14m x 3.71m)

**KITCHEN** 9' 4" x 7' 10" (2.84m x 2.39m)

**DOUBLE BEDROOM 1** 13' 11" x 10' 11" (4.24m x 3.33m)

max

**DOUBLE BEDROOM 2** 10' 11" x 8' 11" (3.33m x 2.72m) max

**SHOWER ROOM** 6' 0" x 4' 3" (1.83m x 1.3m) 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**

B

**OPENING HOURS**

**Pudsey Office**

Monday to Friday

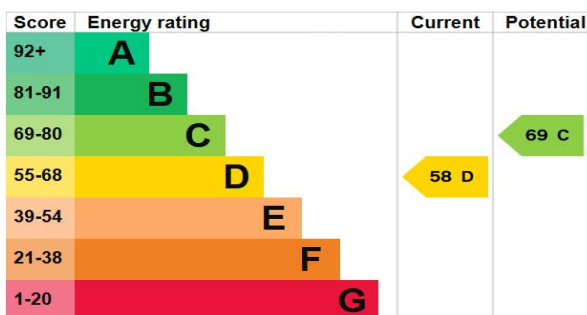
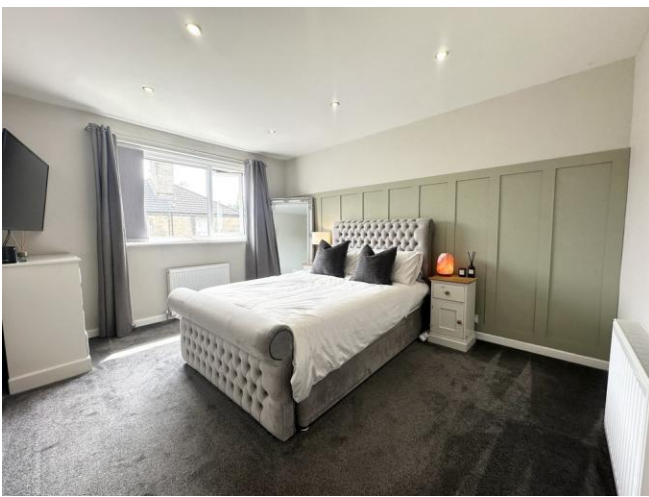
Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



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.

