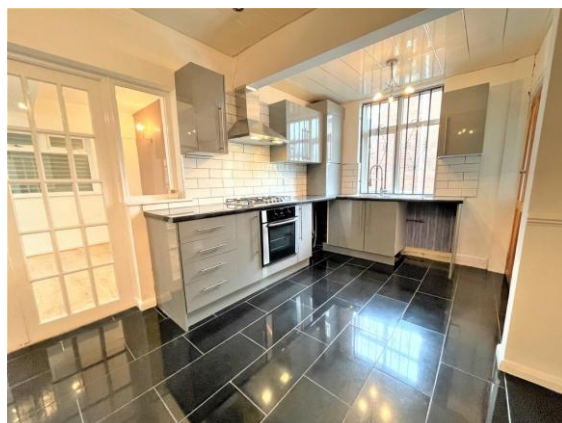




HOME
MARKETING & MANAGEMENT

POLLARD LANE, BRAMLEY LS13 1EX

£900 PCM



Semi - Detached Home
Four Fitted Bedrooms
Two Reception Rooms
Large Dining Kitchen
Long Distance Views
White Bathroom Suite
Upvc D/Glazed; Gas C/Heated
Patio Garden To Front
Available 25th November 2026 Unfurnished
Deposit £1038

POLLARD LANE, BRAMLEY LS13 1EX

£900 PCM

GENERAL DESCRIPTION

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

A versatile semi detached house with three 1st floor double fitted bedrooms, one 1st floor study/single bedroom and potential ground floor double bedroom with en-suite shower room situated in the area of Bramley. Will be of particular interest to families seeking spacious accommodation which benefits from: Upvc double glazing; gas central heating with combination boiler; newly fitted carpets; front patio garden (no rear garden); white modern three piece bathroom; large dining kitchen with underfloor heating; two reception rooms (one of which is potential en-suite bedroom mentioned above). Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, location and proportions of the accommodation on offer. Sorry no smokers. Available 25th November 2026. Unfurnished.

Deposit £1038

ROOM MEASUREMENTS

HALL 12' 8" x 5' 7" (3.86m x 1.7m) max

LOUNGE 13' 6" x 12' 4" (4.11m x 3.76m) max

DINING KITCHEN 18' 5" x 12' 0" (5.61m x 3.66m) max

DINING ROOM/ DBL BED 4 12' 0" x 10' 0" (3.66m x 3.05m)

GUEST WC/EN-SUITE 9' 9" x 3' 2" (2.97m x 0.97m)

STAIRS & LANDING 9' 4" x 5' 9" (2.84m x 1.75m) max

DOUBLE BEDROOM 1 14' 4" x 11' 4" (4.37m x 3.45m) max

DOUBLE BEDROOM 2 12' 1" x 9' 4" (3.68m x 2.84m) max

DOUBLE BEDROOM 3 18' 5" x 8' 4" (5.61m x 2.54m) max

STUDY/ BEDROOM 5 8' 4" x 6' 7" (2.54m x 2.01m) max

BATHROOM 5' 7" x 5' 7" (1.7m x 1.7m)

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

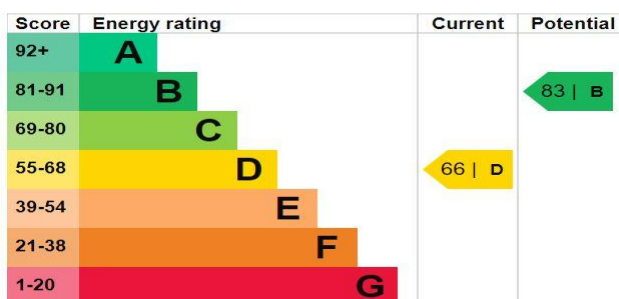
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



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

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.