



HOME

MARKETING & MANAGEMENT

BROADLANDS AVENUE, PUDSEY LS28 9GB

£1,275 PCM



End Town House
 Five Bedrooms (Four Doubles)
 Large Modern Fitted Dining Kitchen
 White Four Piece Bathroom Suite
 Lawn and Patio Gardens
 uPVC Double Glazing and Gas Central Heating
 Drive & Garage
 Deposit £1471.00
 Part Furnished
 Available Now



£1,275 PCM

GENERAL DESCRIPTION

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

A modern five bedroom end town house situated in a residential cul-de-sac location in the popular area of Pudsey. Will be of particular interest to professionals and families seeking large, well located accommodation which benefits from: white uPVC; gas central heating with combination boiler; lawn and patio gardens; drive and garage; two reception rooms; large modern fitted dining kitchen; spacious master bedroom with en suite shower room; outlook over parkland with children's play area. Briefly comprises: entrance hall; through lounge; dining room; dining kitchen including integral freezer, integral washing machine; integral dishwasher and integral fridge; guest w/c; first floor staircase and landing; double bedroom with en suite shower room; double bedroom two; bedroom three; bathroom with white four piece suite; second floor staircase and study landing; two large second floor double bedrooms. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size and proportions of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Deposit £1471.00 Part Furnished.

ROOM MEASUREMENTS

ENTRANCE HALL 15' 9" x 8' 0" (4.8m x 2.44m) max irregular**LOUNGE** 19' 5" x 11' 11" (5.92m x 3.63m) max**DINING ROOM** 12' 11" x 8' 4" (3.94m x 2.54m)**DINING KITCHEN** 18' 9" x 8' 11" (5.72m x 2.72m) max**GUEST W/C** 5' 9" x 4' 11" (1.75m x 1.5m) max**STAIRCASE AND LANDING** 17' 7" x 11' 11" (5.36m x 3.63m) max**DOUBLE BEDROOM ONE** 17' 10" x 11' 11" (5.44m x 3.63m) max**ENSUITE SHOWER ROOM** 5' 6" x 5' 7" (1.68m x 1.7m) max**DOUBLE BEDROOM TWO** 12' 10" x 9' 5" (3.91m x 2.87m)**BEDROOM THREE** 10' 10" x 9' 5" (3.3m x 2.87m) max**BATHROOM** 8' 9" x 8' 0" (2.67m x 2.44m) max**STAIRCASE AND STUDY LANDING** 9' 9" x 8' 8" (2.97m x 2.64m) max**SECOND FLOOR DOUBLE BEDROOM FOUR** 21' 3" x 14' 0" (6.48m x 4.27m) max**SECOND FLOOR DOUBLE BEDROOM FIVE** 14' 0" x 13' 8" (4.27m x 4.17m) 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
D

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	81 B	84 B
69-80	C		
55-68	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.