



HOME

MARKETING & MANAGEMENT

CHAUCER AVENUE, PUDSEY LS28 9BW

£1,100 PCM

End Town House
 Three Bedrooms (Two Doubles)
 High Quality Presentation
 Garage & Drive
 Modern White Bathroom
 White Gloss Kitchen Units
 Lawn & Patio Garden
 Neutral Decor Throughout
 Deposit £1269.00
 Available Now. Unfurnished



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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 redecorated three bedroom end town house with parking and garage situated in the popular area of Pudsey. Will be of particular interest to professionals seeking stylish and well located accommodation which benefits from: Upvc double glazing; gas central heating; lawn and patio gardens; drive and garage; neutral decor throughout; white gloss kitchen units; white modern bathroom suite. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the presentation, proportions and location of this lovely home. Sorry no smokers. Available Now. Unfurnished. Deposit £1269.00

ROOM MEASUREMENTS

LIVING ROOM 13' 10" x 12' 11" (4.22m x 3.94m) max

KITCHEN/DINER 13' 10" x 10' 2" (4.22m x 3.1m) max

STAIR & LANDING 8' 2" x 6' 2" (2.49m x 1.88m) max

DOUBLE BEDROOM 1 13' 10" x 8' 9" (4.22m x 2.67m) max

DOUBLE BEDROOM 2 9' 3" x 7' 6" (2.82m x 2.29m)

BEDROOM 3 6' 8" x 6' 2" (2.03m x 1.88m)

BATHROOM 7' 6" x 6' 2" (2.29m x 1.88m)

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

C

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	72 C	78 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.

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
Tel: 0113 2 909 333

www.homemm.co.uk

