

HOME
MARKETING & MANAGEMENT

HOUGH TOP, BRAMLEY LS13 4QW

£1,200 PCM



Semi-Detached House
Three Bedrooms (1-Interlinking)
Modern Fitted Kitchen
Open Plan Living Space
Neutral Decor Throughout
Upvc Double Glazing
Gas C/Heating; Combi Boiler
Patio Garden
Available Now. Unfurnished
Deposit £1384.00











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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 newly converted three/two bedroom semi-detached home in a popular residential area of West Leeds. Will be of particular interest to professionals seeking stylish and versatile accommodation which benefits from: Upvc double glazing; gas central heating with combination boiler; patio garden; neutral decor; modern fitted kitchen in large open plan living kitchen; guest WC; three bedrooms (one bedroom has a double access door with main bedroom). Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, presentation and versatility of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Unfurnished.

ROOM MEASUREMENTS

LIVING KITCHEN 23' 10" x 22' 2" (7.26m x 6.76m) max L shaped

GROUND FLOOR WC 4' 1" x 3' 8" (1.24m x 1.12m)

STAIRCASE & LANDING 18' 4" x 6' 7" (5.59m x 2.01m) max S Shaped

DOUBLE BEDROOM 1 12' 9" x 9' 6" (3.89m x 2.9m) max

BEDROOM 2 / STUDY / DRESSING ROOM 9' 6" x 9' 2" (2.9m x 2.79m) max

BEDROOM 3 11' 5" x 5' 7" (3.48m x 1.7m) max

SHOWER ROOM 7' 0" x 5' 4" (2.13m x 1.63m)

EXTERIOR

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.

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.