



**HOME**  
MARKETING & MANAGEMENT

WOODLANDS PARK ROAD, PUDSEY LS28 8LX

**£1,000 PCM**

Semi-Detached House  
3 Bedrooms (2 Double)  
2 Reception Rooms  
Stylish Kitchen  
White Modern Bathroom  
Large Gardens  
Double Glazing; Long Drive  
Gas Central Heating  
Deposit £1153.00  
Available Now. Unfurnished





WOODLANDS PARK ROAD, PUDSEY LS28 8LX

**£1,000 PCM**

#### GENERAL DESCRIPTION

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

Freshly decorated and recarpeted this three bedroom semi-detached home located on a sought after street in the popular area of Pudsey will be of particular interest to professionals seeking a well located and well proportioned home which benefits from: Double glazing; gas central heating; two reception rooms; stylish kitchen; white modern bathroom; lawned gardens to front and rear; long driveway; long distance views. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and style of this spacious home. Available Now. Unfurnished. Deposit £1153.00

#### ROOM MEASUREMENTS

**HALL** 13' 5" x 5' 7" (4.09m x 1.7m) max

**LIVING ROOM** 13' 1" x 12' 5" (3.99m x 3.78m) max

**DINING ROOM** 9' 9" x 8' 7" (2.97m x 2.62m)

**KITCHEN** 10' 8" x 8' 3" (3.25m x 2.51m) max

**STAIRS & LANDING** 8' 4" x 6' 10" (2.54m x 2.08m) max

**DOUBLE BEDROOM 1** 11' 3" x 10' 9" (3.43m x 3.28m)

**DOUBLE BEDROOM 2** 11' 3" x 8' 6" (3.43m x 2.59m)

**BEDROOM 3** 7' 9" x 6' 10" (2.36m x 2.08m)

**BATHROOM** 6' 9" x 5' 5" (2.06m x 1.65m)

#### 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

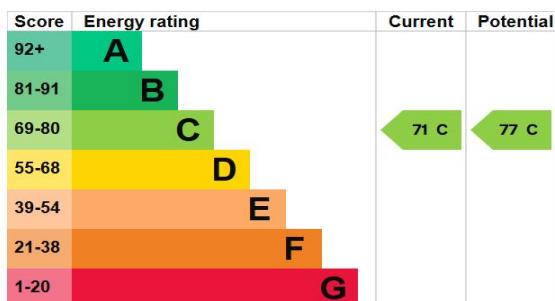
Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



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](http://www.homemm.co.uk)

