



HOME

MARKETING & MANAGEMENT

WOOLCOMBERS WAY, TYERSAL BD4 8JF

£750 PCM



1st Floor Apartment
 2 Double Bedrooms (1 En-Suite)
 Modern Fitted Breakfast Kitchen & Lounge
 Neutral Decor Throughout
 White House Bathroom Suite
 Gas Central Heating
 Upvc Double Glazing
 Allocated Parking Space
 Available Now. Unfurnished
 Deposit £865.00

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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
Recently recarpeted and redecorated throughout a modern 2 double bedroom (one en suite) first floor apartment situated in a residential cul-de-sac location near Tyersal, Bradford. Will be of particular interest to professionals seeking accommodation which benefits from: white uPVC double glazing; gas central heating with combination boiler; modern fitted breakfast kitchen; parking space. Briefly comprises: entrance hall; inner hall; living kitchen including integral washer dryer; two double bedrooms; one en suite shower room; bathroom. Offers good commuting access to both Leeds and Bradford. Sorry no smoking. No pets. Available now. Unfurnished.

ROOM MEASUREMENTS

ENTRANCE HALL 5' 7" x 3' (1.7m x 0.91m) max

INNER HALL 10' 11" x 6' 4" (3.33m x 1.93m) max

LIVING KITCHEN 20' 2" x 11' 9" (6.15m x 3.58m) max

DOUBLE BEDROOM 1 11' 9" x 9' 3" (3.58m x 2.82m)

EN-SUITE SHOWER ROOM 5' 7" x 5' 5" (1.7m x 1.65m)

DOUBLE BEDROOM 2 11' 2" x 9' 10" (3.4m x 3m)

BATHROOM 7' 4" x 6' 4" (2.24m x 1.93m)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 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.

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www.homemm.co.uk

