



HOME

MARKETING & MANAGEMENT

LAUREL MOUNT, STANNINGLEY LS28 7QE

£825 PCM



Victorian Terrace House
Two Double Bedrooms
Modern Fitted Integral Kitchen
White Three Piece Bathroom Suite
Useful Cellar
Gas Central Heating
Upvc Double Glazing
Modern Decor Throughout
Deposit £951
Available Now

£825 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport. A Victorian two double bedroom terraced house situated in the popular area of Pudsey. Will be of particular interest to professionals seeking well located and well presented character accommodation which benefits from: spacious lounge with feature fireplace; kitchen including integral dishwasher, washing machine, fridge/freezer, and feature fireplace; two double bedrooms with large wardrobes; modern white bathroom suite; gas central heating with combination boiler; Upvc double glazing. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, style and charm of the accommodation on offer. Sorry no smokers. Small pets may be considered. Available now. Deposit £951. Minimum 24 month tenancy. Guarantor will be required for all applicants. (Furnishings belonging to the outgoing tenant may be available upon negotiation)

ROOM MEASUREMENTS

HALL 4' 0" x 3' 8" (1.22m x 1.12m)**LOUNGE** 15' 2" x 11' 11" (4.62m x 3.63m)
max**KITCHEN** 15' 2" x 8' 0" (4.62m x 2.44m)
max**CELLAR** 15' 0" x 11' 0" (4.57m x 3.35m)
max**STAIRCASE AND LANDING** 5' 8" x 5' 6" (1.73m x 1.68m)
max**DOUBLE BEDROOM 1** 15' 2" x 11' 1" (4.62m x 3.38m)
max**DOUBLE BEDROOM 2** 11' 11" x 9' 3" (3.63m x 2.82m)**BATHROOM** 8' 10" x 5' 6" (2.69m x 1.68m)
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

A

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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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.