



# HOME

MARKETING & MANAGEMENT

REEDSDALE GARDENS, MORLEY LS27 7JF

**£1075.00 PCM**

Extended Semi Detached House  
3 Double Bedrooms and Study  
Large Kitchen Dining Area  
White 4 Piece Bathroom  
Long Drive and Large Garage  
Lawn And Decked Gardens  
Upvc Dble Glazing. Gas C/Heating  
Available 25th March 2024  
Unfurnished  
Deposit £1,240





**£1,075 PCM**

**GENERAL DESCRIPTION**

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

An extended semi detached property located in a residential location in the sought after village of Gildersome. Will be of particular interest to families seeking spacious accommodation which benefits from: long driveway with parking for multiple vehicles; large garage; modern fitted integral dining kitchen with integral fridge, freezer, dishwasher and washing machine and patio doors to the rear garden; three double bedrooms (one fitted); fitted out study; white modern four piece bathroom; lawn and patio gardens with decked area; lounge with feature fireplace; Upvc double glazing; gas central heating with combination boiler. Offers excellent commuting access to Leeds and Bradford and an early inspection is recommended to appreciate the size and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 25th March 2024. Unfurnished. Deposit £1,240.00

N.B Current tenants have redecorated the kitchen/dining area in green



**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**  
D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**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.

