

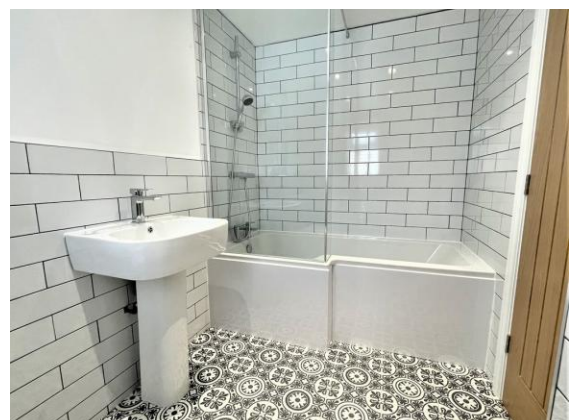


HOME
MARKETING & MANAGEMENT

APARTMENT 4, THE BOARS HEAD, ROKER LANE, LS28 8FE

£780 PCM

Two Bedroom Apartment
Open Plan Living Area
Modern Integral Kitchen
White Three Piece Bathroom Suite
Neutral Décor Throughout
Gas Central Heating
Designated Parking
Unfurnished
Available 22nd November 2023
Deposit £900. Water £40.30 p/m



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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 spacious two double bedroom apartment situated within a new development of one and two bedroom apartments with a converted Victorian building located in the sought after area of Pudsey. Will be of particular interest to professionals seeking high end accommodation which benefits from: modern integral fitted kitchens; white modern bathroom suites; neutral decor; designated off street parking (pre-wired for charging stations); gas central heating with combination boilers; Upvc double glazing; high quality finishes. A payment for water supply will be due along with each rent instalment to the amount of £40.30. Deposit £900. Available 22nd November 2023

ROOM MEASUREMENTS

- LIVING KITCHEN** 16' 11" x 15' 11" (5.16m x 4.85m) max
- HALL** 17' 2" x 4' 4" (5.23m x 1.32m) max
- DOUBLE BEDROOM 1** 12' 10" x 8' 5" (3.91m x 2.57m) max
- DOUBLE BEDROOM 2** 9' 1" x 8' 11" (2.77m x 2.72m) max
- BATHROOM** 9' 0" x 5' 6" (2.74m 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



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

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

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.

