



# HOME

MARKETING & MANAGEMENT

GLENHOLME ROAD, FARSLEY LS28 5BY

**£1,250 PCM**

Semi Detached House

2 Double Bedrooms & 1 Single used as Study

Modern Fitted Integral Kitchen

White Three Piece Bathroom Suite

Drive and Detached Garage

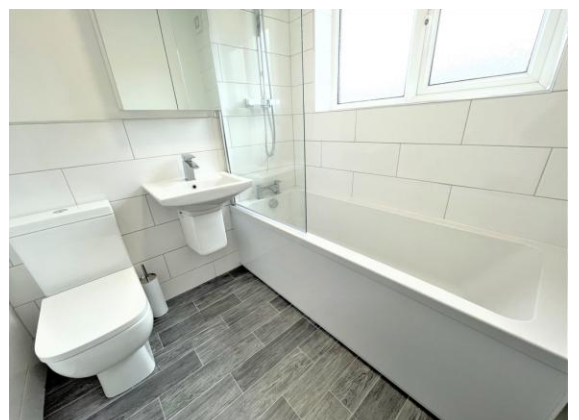
Large Patio Gardens

Upvc Double Glazing

Gas Central Heating

Unfurnished

Available 20th August 2024. Deposit £1442.00



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**£1,250 PCM**

**GENERAL DESCRIPTION**

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

A beautifully presented semi detached house situated in the sought after village of Farsley. Will be of particular interest to families and professionals seeking well located accommodation which benefits from: Modern décor throughout; modern fitted kitchen with integral fridge (with freezer compartment) and washing machine; white three piece bathroom suite; Upvc double glazing; gas central heating with combination boiler; large patio gardens; detached garage; driveway. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 20th August 2024. Deposit £1442.00. Unfurnished.



**ROOM MEASUREMENTS**

- LIVING ROOM** 19' 9" x 11' 3" (6.02m x 3.43m) max
- HALL** 13' 6" x 6' 3" (4.11m x 1.91m) max
- KITCHEN** 9' 5" x 9' 4" (2.87m x 2.84m)
- STAIRCASE & LANDING** 6' 3" x 2' 11" (1.91m x 0.89m)
- DOUBLE BEDROOM 1** 11' 3" x 10' 5" (3.43m x 3.18m)max
- DOUBLE BEDROOM 2** 11' 3" x 10' 2" (3.43m x 3.1m) max
- BEDROOM 3/STUDY** 6' 10" x 6' 4" (2.08m x 1.93m) max
- BATHROOM** 6' 5" x 6' 2" (1.96m x 1.88m)

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

**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.

