



HomeBuyers
PROPERTY SERVICES

SWINNOW GARDENS, BRAMLEY LS13 4PH

£750 PCM

End Town House
Three Bedrooms
White Modern Bathroom Suite
Modern Dining Kitchen
Gardens Front & Rear
Upvc Double Glazed
Gas Central Heating
Deposit £865.00
Unfurnished
Available 23/09/21



£750 PCM

GENERAL DESCRIPTION

A well presented three bedroom end town house situated in a cul-de-sac crescent location in the area of Bramley. Will be of particular interest to professionals and families seeking a home which benefits from: Upvc double glazing; gas central heating with combination boiler; lawn and patio gardens; white three piece bathroom suite; modern dining kitchen. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the accommodation on offer. No smoking in the property. Available 23/09/21. Unfurnished.

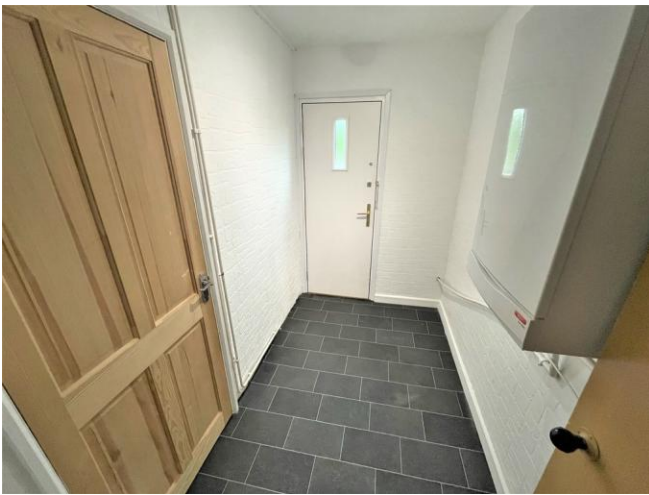
ROOM MEASUREMENTS

- HALL** 4' 11" x 3' 7" (1.5m x 1.09m)
- LOUNGE** 13' 11" x 13' 0" (4.24m x 3.96m) max
- DINING KITCHEN** 11' 5" x 9' 2" (3.48m x 2.79m)
- STORE ROOM** 13' 11" x 5' 0" (4.24m x 1.52m) max
- STAIRCASE & LANDING** 6' 7" x 5' 11" (2.01m x 1.8m) max
- DOUBLE BEDROOM 1** 13' 7" x 10' 10" (4.14m x 3.3m) max
- DOUBLE BEDROOM 2** 11' 0" x 8' 8" (3.35m x 2.64m) max
- DOUBLE BEDROOM 3** 9' 8" x 7' 9" (2.95m x 2.36m) max
- BATHROOM** 7' 11" x 5' 6" (2.41m x 1.68m)

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
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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

9.00am – 5.30pm

9.00am – 4.00pm

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 HomeBuyers.

