



HOME

MARKETING & MANAGEMENT

NEW PARK WAY, FARSLEY LS28 5UA

£895 PCM

Mid Town House

Two Double Bedrooms

White Modern Bathroom Suite

Stylish Fitted Kitchen

Off Street Parking

Patio Gardens Front & Rear

Neutral Decor Throughout

Gas Central Heating; Dbl Glazed

Deposit £1032

Available 24th June 2024. Unfurnished



£895 PCM

GENERAL DESCRIPTION

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

A well presented two double bedroom mid town-house situated in the sought after village of Farsley. Will be of particular interest to professionals seeking a well located and well proportioned home which benefits from: Upvc Double glazing; gas central heating with combination boiler; neutral decor; white modern three piece bathroom suite; patio gardens; off street parking; modern stylish kitchen with fridge/freezer and washing machine. 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 24th June 2024. Unfurnished. Deposit £1032

ROOM MEASUREMENTS

- DINING KITCHEN** 11' 8" x 11' 1" (3.56m x 3.38m) max
- LIVING ROOM** 14' 4" x 11' 7" (4.37m x 3.53m) max
- STAIRCASE & LANDING** 6' 3" x 2' 8" (1.91m x 0.81m)
- DOUBLE BEDROOM 1** 11' 7" x 10' 9" (3.53m x 3.28m) max
- DOUBLE BEDROOM 2** 11' 8" x 8' 2" (3.56m x 2.49m) max
- BATHROOM** 8' 7" x 4' 5" (2.62m x 1.35m)

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
B

OPENING HOURS

Pudsey Office
 Monday to Friday **8.30am – 5.00pm**
 Saturday **9.00am – 1.00pm**
 Sunday & Bank Holidays **Closed**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 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.

