



**HOME**

MARKETING & MANAGEMENT

GREENSIDE, PUDSEY LS28 8PU

**£550 PCM**

First Floor Apartment  
One Double Bedroom  
Open Plan Living Kitchen  
Upvc Double Glazing  
Gas C/Heating; Combi Boiler  
Neutral Decor  
Private Entrance and Stairs  
Unfurnished  
Available 23/12/24  
Deposit £634



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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 first floor apartment with private entrance hall and staircase situated in a sought after location in the area of Pudsey. Will be of particular interest to professionals seeking well located accommodation which benefits from: neutral décor throughout; Upvc double glazing; gas central heating with combination boiler; fitted kitchen area including fridge; double bedroom with built in storage cupboard and wardrobe; white three piece shower room. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the accommodation on offer. Sorry no smokers. Sorry no pets. Available 23/12/24. Deposit £634

Please note the ground floor commercial unit is also available upon negotiation should anyone wish to take both.

ROOM MEASUREMENTS

**LIVING KITCHEN** 15' 7" x 12' 2" (4.75m x 3.71m) max

**INNER HALL** 5' 11" x 3' 6" (1.8m x 1.07m) max

**DOUBLE BEDROOM** 12' 4" x 9' 4" (3.76m x 2.84m) max

**SHOWER ROOM** 5' 6" x 5' 1" (1.68m x 1.55m) max

**PRIVATE ENTRANCE HALL** 4' 10" x 4' 5" (1.47m x 1.35m) max

**PRIVATE ENTRANCE STAIRS & LANDING** 3' 2" x 2' 11" (0.97m x 0.89m)

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

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.