



HOME

MARKETING & MANAGEMENT

OCCUPATION LANE, PUDSEY LS28 8HL

£895 PCM



Three Bedroom Home
Modern Decor Throughout
White Modern Bathroom Suite
Open Plan Dining/Kitchen
Modern Fitted Kitchen Units
Hard Standing Area
Large Lawned Garden
Gas Central Heating; Dbl Glazed
Available 1st August 2023. Furnished
Deposit £1032.00

£895 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport A FURNISHED beautifully presented three bedroom home in the area of Pudsey. Will be of particular interest to professionals and families seeking accommodation which benefits from: open plan dining/kitchen area with patio doors to rear garden; modern fitted kitchen units; large lawned garden; hard standing parking area (no dropped kerb); modern white house bathroom; two double bedrooms and single bedroom; lounge with feature fireplace (not in use); Upvc double glazing; gas central heating with combination boiler. N.B. the landlord will retain the loft area for storage. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 1st August 2023. Furnished.

FURNISHINGS include: Sofas; dining table and chairs; hall drawers; dining room dresser; fridge/freezer; washing machine; wardrobes and drawers in double bedrooms; bookcase; 2 bedframes (no mattresses); lawnmower; strimmer; hedge trimmer; garden table and chairs.

ROOM MEASUREMENTS

- HALL** 15' 1" x 7' 3" (4.6m x 2.21m) MAX
- LOUNGE** 12' 8" x 10' 9" (3.86m x 3.28m) MAX
- DINING AREA** 12' 8" x 10' 9" (3.86m x 3.28m) MAX
- KITCHEN AREA** 12' 3" x 7' 1" (3.73m x 2.16m) MAX
- STAIRS & LANDING** 6' 9" x 3' 4" (2.06m x 1.02m)
- DOUBLE BEDROOM 1** 12' 8" x 10' 9" (3.86m x 3.28m) MAX
- DOUBLE BEDROOM 2** 12' 9" x 10' 9" (3.89m x 3.28m) MAX
- BEDROOM 3** 7' 3" x 6' 9" (2.21m x 2.06m)
- BATHROOM** 7' 6" x 7' 1" (2.29m x 2.16m) 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
B

OPENING HOURS

Pudsey Office
Monday to Friday
Saturday
Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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.

