



# HOME

MARKETING & MANAGEMENT

OLD ROAD, FARSLEY LS28 5BN

**£850 PCM**

Ground Floor Apartment

Beautiful Presentation

Two Double Bedrooms

Modern Integral Kitchen

White Three Piece Bathroom Suite

Gas Central Heating

Large Patio Garden

Upvc Double Glazed

Available 1st Dec 2023. Unfurnished

Deposit £980



**£850 PCM**

GENERAL DESCRIPTION

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

A beautifully renovated two double bedroom ground floor apartment within a converted Victorian building in the heart of the sought after village of Farsley. Will be of particular interest to professionals seeking stylish accommodation which benefits from: large patio garden; modern fitted kitchen units including integrated fridge with freezer compartment and integrated dishwasher; white modern three piece bathroom suite with feature matt black fittings; neutral decor throughout; gas central heating with combination boiler; Upvc double glazing; cellar; useful utility cupboard; two double bedrooms one with built in wardrobe with feature sliding door. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, presentation and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 1st December 2023. Unfurnished.

Deposit £980

ROOM MEASUREMENTS

**LIVING KITCHEN** 21' 11" x 12' 3" (6.68m x 3.73m) max

**DOUBLE BEDROOM 1** 13' 8" x 9' 8" (4.17m x 2.95m) max

**DOUBLE BEDROOM 2** 11' 6" x 8' 10" (3.51m x 2.69m) max

**INNER HALL** 6' 2" x 2' 9" (1.88m x 0.84m)

**BATHROOM** 9' 5" x 7' 10" (2.87m x 2.39m) 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  
A

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		
69-80	C	76   c	76   c
55-68	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.

