



HOME

MARKETING & MANAGEMENT

WESLEY TERRACE, BRAMLEY LS13 2EW

£999 PCM

Mature Semi Detached

3 Bedrooms

Modern Kitchen with oven & Hob

Tiled Bathroom

Gas c/h & uPVC d/g

Spacious Lounge

Gardens, Drive

Popular Residential Area

Deposit £1152

Available 18th July 2024. Sorry No Pets



£999 PCM

GENERAL DESCRIPTION

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

A spacious mature bay fronted brick built three-bedroom semi-detached house offering well-proportioned ready to move into family home in a convenient location. Briefly comprising: entrance hall; spacious bay fronted lounge with laminate flooring and french doors to dining area; modern fitted kitchen with stainless steel gas hob and electric oven and extractor unit; garden room with ceramic tiled floor and french doors to rear; guest wc; staircase and landing; two double bedrooms with fitted wardrobes; good sized single bedroom; modern white shell design bathroom with marbled effect ceramic tiling and mains shower over bath; spacious lawned and patio gardens to front and rear; long drive and detached single garage; long distance view towards Leeds; gas central heating; mainly white uPVC double glazing. Sorry no smokers. Sorry no pets. Available 18th July 2024. Bond £1152.

ROOM MEASUREMENTS

ENTRANCE HALL 4' 8" x 2' 11" (1.42m x 0.89m)

LOUNGE 16' 1" x 12' 10" (4.9m x 3.91m)

DINING AREA 9' 5" x 7' 1" (2.87m x 2.16m)max

KITCHEN 9' 5" x 9' 1" (2.87m x 2.77m)max

GARDEN ROOM 10 10' 9" x 6' 8" (3.28m x 2.03m)

GROUND FLOOR WC 6' 9" x 2' 10" (2.06m x 0.86m)

DOUBLE BEDROOM ONE 12' 6" x 10' 2" (3.81m x 3.1m)max

DOUBLE BEDROOM TWO 10' 9" x 10' 7" (3.28m x 3.23m)max

BEDROOM THREE 9' 6" x 6' 7" (2.9m x 2.01m)max

BATHROOM 7' 7" x 5' 5" (2.31m x 1.65m)

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

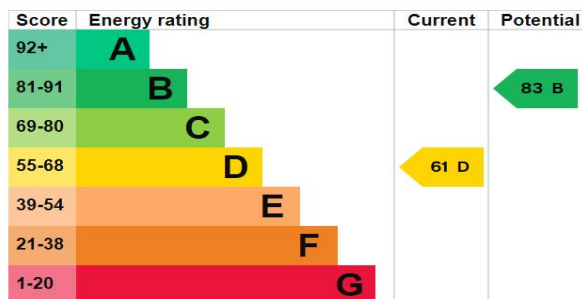
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



The graph shows this property's current and potential energy rating.

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.