



# HOME

MARKETING & MANAGEMENT

STATION SQUARE, STANNINGLEY LS28 5GN

**£795 PCM**

Top Floor Apartment

Two Double Bedrooms

Open Plan Living

Off Street Parking

White Modern Bathroom

Modern Decor and Flooring

Upvc Double Glazing

Juliet Balcony

Deposit £917.00

Available 11/09/24. Unfurnished



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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 well presented two double bedroom top floor apartment situated within a purpose built block with designated parking and excellent access to road and rail commuting links. Will be of particular interest to professionals seeking stylish and well presented accommodation which benefits from: modern fitted kitchen; white three piece bathroom suite; Upvc double glazing; electric heating; Juliet balcony; modern décor. Offers good commuting access to both Leeds and Bradford an an early inspection is recommended to appreciate the location, proportions and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 11th September 2024. Deposit £917.00 Unfurnished (fridge freezer provided but will not be maintained).

ROOM MEASUREMENTS

**HALL** 13' 5" x 3' 7" (4.09m x 1.09m)

**LIVING KITCHEN** 20' 0" x 14' 1" (6.1m x 4.29m) max

**DOUBLE BEDROOM 1** 11' 8" x 10' 8" (3.56m x 3.25m)

**DOUBLE BEDROOM 2** 11' 7" x 11' 2" (3.53m x 3.4m) max

**BATHROOM** 6' 9" x 5' 6" (2.06m x 1.68m) 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		82   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

