







## HIRST WOOD CRESCENT, SALTAIRE BD18 4BY £1,195 PCM

Semi-Detached Home Three Double Bedrooms Modern Fitted Integral Kitchen White Three Piece Bathroom Suite Open Plan Living Area Modern Decor and Flooring Large Garden; Parking Gas Central Heating; Dbl Glazed Deposit £1378.00 Available 01.09.23. Unfurnished



### HIRST WOOD CRESCENT, SALTAIRE BD18 4BY

# £1,195 PCM

GENERAL DESCRIPTION

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

A beautifully three double bedroom semi-detached home situated in a residential cul-de-sac crescent location in the sought after village of Saltaire. Will be of particular interest to professionals and families seeking stylish and spacious accommodation which benefits from: large open plan modern integral living kitchen including integral fridge/freezer, washer/dryer and dishwasher; large astro turf and patio garden; off street parking; modern white house bathroom and guest WC; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to both Leeds and Bradford as well as access to village amenities and parkland. Available 01.09.23. Unfurnished. Sorry no smokers. Sorry no pets. Deposit £1378.00

#### ROOM MEASUREMENTS

HALL 14' 6" x 8' 4" (4.42m x 2.54m) max LIVING KITCHEN 23' 6" x 12' 10" (7.16m x 3.91m) max TV ROOM 11' 1" x 10' 5" (3.38m x 3.18m) GUEST WC 4' 2" x 2' 8" (1.27m x 0.81m) STAIRCASE & LANDING 7' 6" x 6' 1" (2.29m x 1.85m) max DOUBLE BEDROOM 1 14' 2" x 11' 9" (4.32m x 3.58m) max DOUBLE BEDROOM 2 10' 2" x 10' 1" (3.1m x 3.07m) max DOUBLE BEDROOM 3 13' 4" x 9' 6" (4.06m x 2.9m) max BATHROOM 6' 10" x 6' 9" (2.08m x 2.06m) 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.

#### OPENING HOURS

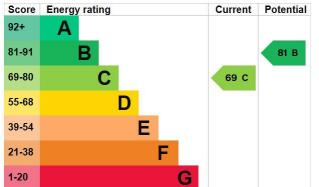
**Pudsey Office** Monday to Friday Saturday Sunday & Bank Holidays

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.

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