



# HOME

MARKETING & MANAGEMENT

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

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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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

