



HOME

MARKETING & MANAGEMENT

AVIARY GROVE, ARMLEY LS12 2NU

£725 PCM



Mature Through Terrace
Two Bedrooms
Modern Dining Kitchen
White Three Piece Shower Room
Enclosed Patio To Rear
Upvc D/glazing
Gas Central Heating
Available Now
Bond £836.00
Popular Area of Amley

£725 PCM

GENERAL DESCRIPTION

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

A mature brick built two bedroom through terrace house situated in a popular residential area of Armley. The property has been decorated to a high standard throughout and provides good commuting access to Leeds city centre and will be of particular interest to young professionals, couples and young families seeking well located and well presented accommodation. Benefits: neutral decor throughout; white uPVC double glazing; gas central heating with combination boiler; spacious lounge; modern fitted dining kitchen; modern white three piece shower room; enclosed patio garden to rear. Accommodation briefly comprises: lounge with laminate flooring; inner hall; dining kitchen; staircase and landing; large double bedroom; good size single bedroom; shower room. Early inspection is recommended to appreciate the style, proportions and location of the accommodation on offer. Bond £836.00. Unfurnished. Sorry no smokers. No Pets. Available Now

ROOM MEASUREMENTS

LOUNGE 15' 2" x 13' 3" (4.62m x 4.04m)max

INNER HALL 4' 3" x 2' 7" (1.3m x 0.79m)

DINING KITCHEN 15' 2" x 9' 9" (4.62m x 2.97m)max

STAIRCASE AND LANDING 7' 7" x 5' 9" (2.31m x 1.75m)max

BEDROOM ONE 15' 2" x 10' 7" (4.62m x 3.23m)max

BEDROOM TWO 9' 8" x 7' 2" (2.95m x 2.18m)max

SHOWER ROOM 7' 8" x 3' 10" (2.34m x 1.17m)

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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.