



HOME

MARKETING & MANAGEMENT

SOUTHROYD PARK, PUDSEY LS28 8BA

£825 PCM

End Town House
Two Bedrooms (Both Fitted)
Off Street Parking
Large Lawn And Patio Garden
Stylish House Bathroom
Upvc Double Glazed
Gas Central Heating; Combi Boiler
Unfurnished
Deposit £951
Available Now



£825 PCM

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 bedroom end town house with drive and large lawn and patio gardens in the sought after area of Pudsey. Will be of particular interest to professionals seeking a well located home which benefits from: Upvc double glazing; gas central heating with combination boiler; stylish house bathroom; modern fitted integral kitchen including; integral fridge/freezer, dishwasher and washing machine and range cooker; neutral decor. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and presentation of the accommodation on offer. Sorry no smokers. Sorry no pets. Available now. Unfurnished. Deposit £951.00

ROOM MEASUREMENTS

- HALL** 3' 2" x 2' 9" (0.97m x 0.84m) max
- LIVING ROOM** 14' 1" x 10' 3" (4.29m x 3.12m) max
- KITCHEN** 14' 0" x 7' 0" (4.27m x 2.13m) max
- STAIRS & LANDING** 5' 5" x 2' 7" (1.65m x 0.79m)
- DOUBLE BEDROOM 1** 14' 1" x 10' 2" (4.29m x 3.1m) max
- BEDROOM 2** 8' 8" x 7' 4" (2.64m x 2.24m) max
- BATHROOM** 8' 2" x 7' 2" (2.49m x 2.18m) 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

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		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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

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.

