



# HOME

MARKETING & MANAGEMENT

3 MOUNT PLEASANT HEIGHTS, MOUNT PLEASANT ROAD, LS28 7AG

**£650 PCM**

Two Bedroom Apartment  
Double Bedroom and Single/Study

Open Plan Living Kitchen

Off Street Parking

White Modern Shower Room

Double Glazed. Elec Heating

Neutral Decor Throughout

Communal Gardens

Available 24th November 2024. Unfurnished

Deposit £750.00



3 MOUNT PLEASANT HEIGHTS, MOUNT PLEASANT ROAD, LS28 7AG

**£650 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 lower ground floor apartment within a purpose built block in the popular area of Pudsey. Will be of particular interest to professionals seeking stylish and well located accommodation which benefits from: open plan living kitchen with modern fitted kitchen units. white three piece shower room; large principle bedroom; storage outhouse; wood framed double glazing; electric wall heaters; large communal gardens; off street parking in car park. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 24th November 2024. Unfurnished (white goods provided but not maintained). Water rate charge is an extra £45.00 pcm. Deposit £750.00

ROOM MEASUREMENTS

**LIVING KITCHEN** 17' 3" x 16' 6" (5.26m x 5.03m) max

**DOUBLE BEDROOM 1** 11' 8" x 11' 0" (3.56m x 3.35m)

**BEDROOM 2/ STUDY** 11' 9" x 5' 4" (3.58m x 1.63m) max

**SHOWER ROOM** 6' 2" x 5' 6" (1.88m x 1.68m)

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		84   B
69-80	C	78   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.

