



HOME

MARKETING & MANAGEMENT

PARK ROAD, BRAMLEY LS13 2LT

£850 PCM

Mid Town House

3 Bedrooms (2 Double)

Modern Dining Kitchen

White 3 Piece Bathroom Suite

Astro Turf & Patio Garden

Upvc Double Glazed

Gas Central Heating: Combi Boiler

Deposit £980.00

Unfurnished

Available 20th November 2023



£850 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 three bedroom town house on a residential street in the popular area of Bramley. Will be of particular interest to professionals and families seeking an attractive home which benefits from: Astro turf and patio gardens; modern dining kitchen; Upvc double glazing; gas central heating with combination boiler; modern white bathroom suite; spacious lounge with feature fireplace (not in use); master bedroom with fitted wardrobes; neutral decor throughout. 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 20th November 2023. Unfurnished

ROOM MEASUREMENTS

ENTRANCE HALL 8' 1" x 2' 9" (2.46m x 0.84m)

LOUNGE 15' 8" x 11' 8" (4.78m x 3.56m) max

DINING KITCHEN 14' 9" x 8' 5" (4.5m x 2.57m)

STAIRCASE AND LANDING 9' 2" x 5' 5" (2.79m x 1.65m) max

DOUBLE BEDROOM 1 14' 3" x 9' 1" (4.34m x 2.77m) max to robes

DOUBLE BEDROOM 2 10' 4" x 9' 1" (3.15m x 2.77m)

BEDROOM 3 8' 8" x 5' 6" (2.64m x 1.68m)

BATHROOM 6' 1" x 5' 5" (1.85m x 1.65m)

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
B

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		88 B
69-80	C	72 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.

