



HOME

MARKETING & MANAGEMENT

FALL PARK COURT, BRAMLEY LS13 2LP

£850 PCM

Semi Detached House
Three Bedrooms (Two Double)
Spacious Living Room
Three Piece Bathroom Suite
Gardens Front and Rear
Gas Central Heating
White uPVC double glazing
Unfurnished
Deposit £980
Available 19th March 2024



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£850 PCM

GENERAL DESCRIPTION

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

A three bedroom semi-detached house situated in a residential cul de sac location in the area of Bramley. Will be of particular interest to professionals and families seeking well-presented and well-proportioned accommodation which benefits from: white uPVC double glazing; gas central heating; two reception areas; long driveway; gardens front and rear;. Briefly comprises: entrance lobby; lounge; dining area; kitchen area; staircase and landing; two double bedrooms (one with built in storage cupboard); good sized single bedroom; bathroom. 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. Unfurnished. Deposit £980. Available 19th March 2024.

ROOM MEASUREMENTS

- ENTANCE LOBBY** 3' 4" x 3' 3" (1.02m x 0.99m) max
- LOUNGE** 16' 2" x 13' 5" (4.93m x 4.09m) max
- DINING ROOM** 9' 4" x 7' 3" (2.84m x 2.21m)
- KITCHEN** 9' 6" x 5' 10" (2.9m x 1.78m)
- STAIR AND LANDING** 8' 7" x 6' 2" (2.62m x 1.88m)max
- DOUBLE BEDROOM ONE** 10' 2" x 8' 7" (3.1m x 2.62m) max
- DOUBLE BEDROOM TWO** 11' 0" x 7' 0" (3.35m x 2.13m)
- BEDROOM THREE** 8' 5" x 6' 2" (2.57m x 1.88m)
- BATHROOM** 6' 10" x 5' 8" (2.08m x 1.73m)

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
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OPENING HOURS

Pudsey Office

Monday to Friday

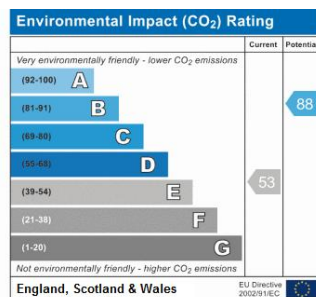
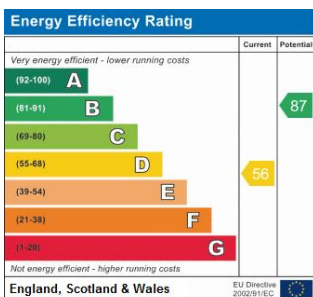
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Address:
19 Fall Park Court Bramley Leeds West Yorkshire LS13 2LP

Reference:
19 Fall Park Court

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.

Pudsey, 4 The Ives, Lidget Hill,
Pudsey, West Yorkshire LS28 7DS
Tel: 0113 2 909 333

www.homemm.co.uk

