



HOME
MARKETING & MANAGEMENT

GEORGIAN SQUARE, RODLEY LS13 1PZ

£1,325 PCM



Modern Town House
Three Double Bedrooms
Two En-Suite Shower Rooms
White Modern House Bathroom
Fitted Dining Kitchen
Reception Areas to Grd & 1st Floor
Off Street Parking
Gas Central Heating; Dbl Glazed
Deposit £1528.00
Available 20/03/26 Unfurnished



£1,325 PCM

GENERAL DESCRIPTION

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

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A well located three double bedroom (2 en-suite) town house with accommodation to three floors situated in the sought after area of Rodley. Will be of particular interest to professionals seeking a stylish and well proportioned home which benefits from: large dining kitchen with patio doors to rear and additional open plan reception area; guest WC; spacious living room with Juliet balcony; two double fitted en-suite bedrooms and third double bedroom with wardrobes; modern white three piece house bathroom; study landing; off street parking; patio garden with storage shed. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the presentation, style and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 20/03/26. Unfurnished. Deposit £1528.00.

ROOM MEASUREMENTS

HALL 17' 1" x 6' 6" (5.21m x 1.98m) max

DINING KITCHEN 15' 5" x 13' 9" (4.7m x 4.19m) max

RECEPTION AREA 17' 1" x 8' 1" (5.21m x 2.46m) max

GUEST WC 5' 8" x 3' 1" (1.73m x 0.94m)

1ST FLOOR STAIRS AND STUDY LANDING 17' 2" x 6' 6"

(5.23m x 1.98m) max

LIVING ROOM 15' 6" x 11' 10" (4.72m x 3.61m)

DOUBLE BEDROOM 1 13' 7" x 8' 4" (4.14m x 2.54m) max

into robes

EN-SUITE SHOWER ROOM 8' 4" x 5' 3" (2.54m x 1.6m) max

2ND FLOOR STAIRS AND LANDING 10' 5" x 6' 6" (3.18m x

1.98m) max

DOUBLE BEDROOM 2 15' 6" x 10' 7" (4.72m x 3.23m) max

into robes

EN-SUITE SHOWER ROOM 8' 7" x 4' 6" (2.62m x 1.37m)

max

DOUBLE BEDROOM 3 13' 8" x 8' 7" (4.17m x 2.62m)

BATHROOM 7' 1" x 6' 6" (2.16m x 1.98m)

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.

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

COUNCIL TAX BAND

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	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.