



HOME

MARKETING & MANAGEMENT

MELBOURNE STREET, FARSLEY LS28 5BT

£835 PCM

Attractive Stone Double fronted B/B

2 Double Bedroom

Modern Fitted Kitchen

Double Glazed. Gas C/H

Neutral Decor

White Bathroom

Patio Garden

Popular Village Location

Deposit £963.00

Available Now. No Pets



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GENERAL DESCRIPTION

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

A spacious two double bedroom character property with accommodation to three floors and useful cellar in the sought after village of Farsley. Will be of particular interest to professionals seeking well located accommodation which benefits from: Upvc double glazing; gas central heating with combination boiler; two double bedrooms; modern fitted kitchen including fridge/freezer and washing machine (will not be maintained); patio garden; white three piece bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, style and location of this charming home. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. Deposit £963.00

ROOM MEASUREMENTS

LIVING ROOM 14' 9" x 13' 5" (4.5m x 4.09m) max

KITCHEN 11' 7" x 6' 3" (3.53m x 1.91m)

1ST FLR STAIRS & LANDING 4' 1" x 2' 6" (1.24m x 0.76m)

DOUBLE BEDROOM 1 14' 9" x 11' 3" (4.5m x 3.43m) max

BATHROOM 9' 2" x 8' 5" (2.79m x 2.57m) max

2ND FLR DBL BEDROOM 2 19' 2" x 9' 3" (5.84m x 2.82m) 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		85 B
69-80	C		
55-68	D		
39-54	E	43 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.

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www.homemm.co.uk

