



# HOME

MARKETING & MANAGEMENT

BROOM MILLS ROAD, FARSLEY LS28 5GR

**£1,300 PCM**

Modern Mews Town House

Four Double Bedrooms

En-Suite And Bathroom

Garden Garage And Drive

Double Glazing

Gas Central Heating

Unfurnished

Deposit £1500

Available 1st December 2023





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**£1,300 PCM**

**GENERAL DESCRIPTION**

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

A stylishly presented and generously proportioned modern bay fronted mews town house with spacious accommodation to three floors. Situated in a sought after residential cul-de-sac in the popular village of Farsley this impressive home will be of particular interest to families and professional couples. Property benefits from: lawned gardens; double tandem drive; garage with loft storage; white Upvc double glazing; gas central heating; security alarm. Briefly comprises: large reception hall; ground floor dining room; fitted modern breakfast kitchen with stainless steel oven and hob; guest WC; large first floor living room; master bedroom with two built in double wardrobes and en-suite shower room; three further 2nd floor double bedrooms; modern white house bathroom with mains shower. Sorry no smokers. Sorry no pets. Unfurnished. Deposit 1500. Available 1st December 2023.



**ROOM MEASUREMENTS**

- DINING ROOM** 18' 0" x 10' 1" (5.49m x 3.07m)max
- BREAKFAST KITCHEN** 16' 8" x 11' 4" (5.08m x 3.45m)max
- RECEPTION HALL** 15' 5" x 6' 1" (4.7m x 1.85m)max
- GUEST WC** 6' 1" x 4' 9" (1.85m x 1.45m)
- 1ST FLOOR STAIRCASE AND LANDING** 11' 3" x 3' 4" (3.43m x 1.02m)
- LOUNGE** 17' 2" x 16' 11" (5.23m x 5.16m)max
- MASTER BEDROOM** 10' 3" x 9' 10" (3.12m x 3m)
- ENSUITE SHOWER ROOM** 6' 11" x 6' 8" (2.11m x 2.03m)max
- 2ND FLOOR LANDING** 7' 10" x 3' 10" (2.39m x 1.17m)
- DOUBLE BEDROOM TWO** 16' 1" x 9' 5" (4.9m x 2.87m)
- DOUBLE BEDROOM THREE** 11' 5" x 9' 5" (3.48m x 2.87m)
- DOUBLE BEDROOM FOUR** 12' 6" x 7' 2" (3.81m x 2.18m)max
- HOUSE BATHROOM** 7' 2" x 6' 10" (2.18m x 2.08m)

**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**

D

**OPENING HOURS**

**Pudsey Office**

Monday to Friday  
Saturday

**8.30am – 5.00pm**  
**9.00am – 1.00pm**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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.

