



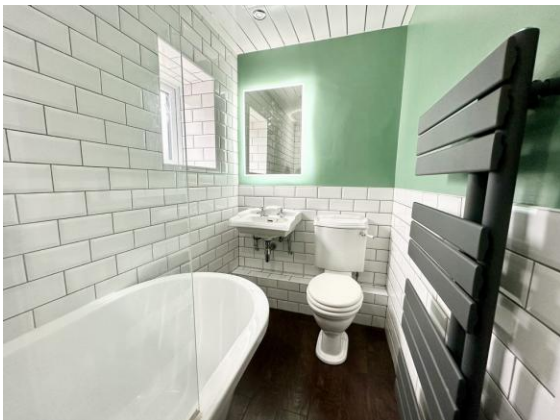
HOME

MARKETING & MANAGEMENT

WOMERSLEY PLACE, STANNINGLEY LS28 7TW

£750 PCM

Terraced Cottage
Two Bedrooms (One Double Fitted))
Large Living Room
Luxury Traditional Bathroom
Off Street Parking/Patio
Neutral Decor
Upvc D/Glazed; Gas C/Heated
Character Features
Deposit £865.00
Available Now. Unfurnished



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£750 PCM

GENERAL DESCRIPTION

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

A cosy two bed roomed cottage with off street parking and plenty of charm and character located in the popular area of Stanningley. Will be of particular interest to professionals seeking a well presented home which benefits from: spacious living room with feature fireplace and log burner; fitted kitchen; luxury traditional style bathroom; neutral décor; Upvc double glazing; gas central heating; off street parking/patio area. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, charm and presentation of this character property. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. £865.00.

ROOM MEASUREMENTS

LIVING ROOM 17' 9" x 14' 7" (5.41m x 4.44m) max

KITCHEN 11' 8" x 6' 3" (3.56m x 1.91m) max

STAIRS & LANDING 4' 5" x 2' 7" (1.35m x 0.79m)

DOUBLE BEDROOM 1 16' 5" x 10' 0" (5m x 3.05m) max into robes

BEDROOM 2 8' 10" x 7' 8" (2.69m x 2.34m) max

BATHROOM 7' 9" x 4' 5" (2.36m x 1.35m)

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		90 B
69-80	C		
55-68	D		
39-54	E	52 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.

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

www.homemm.co.uk

