



# HOME

MARKETING & MANAGEMENT

ELY STREET, ARMLEY LS12 2NJ

**£595 PCM**

Double Fronted Back to Back

One Double Bedroom

Double Glazed. Gas c/h

Neutral décor

Modern Grey Kitchen

Bathroom with mains shower

Storage Cellar

Armley Location

Deposit £686

Available 11th December 2023





**£595 PCM**

GENERAL DESCRIPTION

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

A one double bedroom mid terraced back to back house in the area of Armley. Will be of particular interest to professionals seeking a home which has recently undergone some significant improvement and benefits from: Modern fitted kitchen with fridge/freezer and washing machine; spacious lounge with feature fireplace; large double bedroom with wardrobe and chest of drawers; modern white three piece bathroom suite; recently installed gas combination boiler; Upvc double glazing; neutral décor; cellar. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 11th December 2023. Unfurnished.

ROOM MEASUREMENTS

**LOUNGE** 13' 8" x 12' 4" (4.17m x 3.76m) max

**KITCHEN** 10' 8" x 5' 9" (3.25m x 1.75m) max

**CELLAR** 12' 4" x 10' 9" (3.76m x 3.28m) max

**STAIRCASE AND LANDING** 4' 2" x 2' 4" (1.27m x 0.71m) max

**DOUBLE BEDROOM 1** 13' 8" x 11' 1" (4.17m x 3.38m) max

**BATHROOM** 8' 3" x 7' 4" (2.51m x 2.24m) 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		91 B
69-80	C		
55-68	D	64 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.

