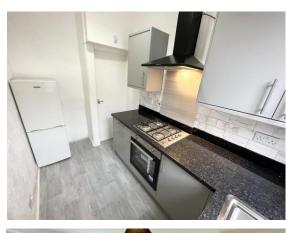


## HOME MARKETING & MANAGEMENT





## 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 15th August 2024



### ELY STREET, ARMLEY LS12 2NJ

# £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 aty centre and an early inspection is recommended to appreciate the style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 15th August 2024. Deposit £686.00. 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

OPENING HOURS

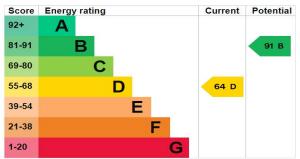
**Pudsey Office** Monday to Friday Saturday Sunday & Bank Holidays

8.30am – 5.00pm 9.00am – 1.00pm Closed









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

