



HOME

MARKETING & MANAGEMENT

REEDSDALE GARDENS, GILDERSOME LS27 7JD

£1,495 PCM

Mature Extended Semi Detached
4 Bedrooms plus Boarded Loft
2 Reception Rooms. Utility Room
Spacious Modern Dining Kitchen
En Suite Shower Room
4 Piece Bathroom
Gas Combi C/H. D/G
Garage. Drive. Gardens
Deposit £1725.00
Available 26th February 2024



£1,495 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport A four bedroom (plus boarded loft) semi-detached home occupying a corner plot in a residential cul-de-sac location in the village of Gildersome. Will be of particular interest to professionals and families seeking stylish and spacious accommodation which benefits from: Large modern integral dining kitchen including fridge, freezer and dishwasher; two reception rooms (one with feature fireplace); three double bedrooms (one en-suite); single bedroom/study; large lawn and patio gardens; detached garage with power and light; modern four piece bathroom suite with feature free standing bath; guest WC; Utility room; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, style and location of this home. Sorry no smokers. Sorry no pets. Available 26/02/24. Unfurnished. Deposit £1725.00

ROOM MEASUREMENTS

- ENTRANCE HALL** 13' 2" x 6' 0" (4.01m x 1.83m) max
- LIVING ROOM** 13' 10" x 11' 2" (4.22m x 3.4m) max
- DINING KITCHEN** 16' 4" x 15' 9" (4.98m x 4.8m) max
- DINING ROOM** 12' 5" x 12' 2" (3.78m x 3.71m) max
- UTILITY ROOM** 5' 7" x 5' 6" (1.7m x 1.68m)
- REAR ENTRANCE HALL** 5' 7" x 5' 6" (1.7m x 1.68m)
- GROUND FLOOR WC** 5' 8" x 3' 0" (1.73m x 0.91m)
- STAIRCASE AND LANDING** 7' 0" x 4' 2" (2.13m x 1.27m)
- DOUBLE BEDROOM 2** 11' 10" x 10' 7" (3.61m x 3.23m) max into robes
- DOUBLE BEDROOM 3** 11' 8" x 9' 8" (3.56m x 2.95m) max into robes
- DOUBLE BEDROOM 1** 15' 9" x 12' 2" (4.8m x 3.71m) max
- EN SUITE SHOWER ROOM** 6' 9" x 4' 6" (2.06m x 1.37m)
- BEDROOM 4**
- BATHROOM** 8' 6" x 7' 2" (2.59m x 2.18m)
- BOARDED LOFT** 14' 6" x 14' 1" (4.42m x 4.29m) max
- GARAGE**

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.

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday
Sunday & Bank Holidays

COUNCIL TAX BAND

C

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 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.

