

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



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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.

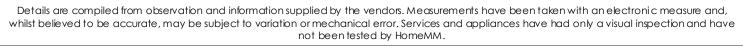
OPENING HOURS

Pudsey Office

COUNCIL TAX BAND

8.30am – 5.00pm 9.00am – 1.00pm Closed

Monday to Friday Saturday Sunday & Bank Holidays

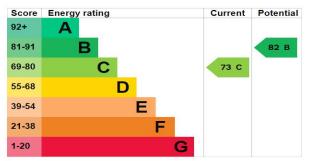


Pudsey, 4 The Ives, Lidget Hill, Pudsey, West Yorkshire LS 28 7DS Tel: 0113 2 909 333









The graph shows this property's current and potential energy rating.

www.homemm.co.uk

