



# HOME

MARKETING & MANAGEMENT

THE LOFT, BUTT LANE, IDLE BD10 9RG

**£800 PCM**

Loft Apartment  
Large Master Bedroom  
Open Plan Living Kitchen  
Character Features  
Modern White Bathroom  
Upvc Double Glazing  
Gas Central Heating  
£25 Superfast Broadband  
Available Now. Unfurnished  
Deposit £923.00



**£800 PCM**

**GENERAL DESCRIPTION**

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

A beautifully presented loft apartment with its own private entrance in the popular village of Idle. Will be of particular interest to discerning professionals seeking stylish character accommodation which benefits from: Double height open plan Living/Kitchen with feature ceiling beams, modern fitted integral Kitchen including dishwasher, fridge and freezer; large Master Bedroom with feature velux windows and built in wardrobe; Guest Room/ Study; stylish modern Bathroom; door entry system; spacious landing with utility cupboard with space for washing machine and tumble dryer. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the presentation, size and style of this individual home. (The property benefits from superfast broadband and a charge of £25 will be due monthly for this service.) Sorry no smokers. Sorry no pets. Available Now. Unfurnished.

**ROOM MEASUREMENTS**

**HALL** 4' 8" x 2' 9" (1.42m x 0.84m)

**STAIR & LANDING** 7' 2" x 7' 1" (2.18m x 2.16m) max

**OPEN PLAN LIVING KITCHEN** 18' 6" x 14' 1" (5.64m x 4.29m)

**DOUBLE BEDROOM 1** 12' 9" x 11' 8" (3.89m x 3.56m)

**DOUBLE BEDROOM 2** 14' 3" x 9' 1" (4.34m x 2.77m)

**BATHROOM** 7' 9" x 6' 3" (2.36m x 1.91m)

**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		
69-80	C		78 C
55-68	D	66 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.

