





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



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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 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 induding 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

OPENING HOURS

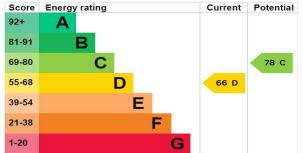
Pudsey Office Monday to Friday Saturday Sunday & Bank Holidays

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

