



# HOME

MARKETING & MANAGEMENT

BUTT ROW, FARNLEY LS12 5DL

**£999 PCM**



Well Presented Town House  
Three Bedrooms (Two Double)  
Modern Integral Dining Kitchen  
Off Street Parking  
White Three Piece Bathroom  
Lawn & Decked Garden  
Neutral Decor Throughout  
Gas Central Heating: Combi Boiler  
Deposit £1152.00  
Available 14/10/24. Unfurnished

**£999 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 three bedroom mid town house with garden and off street parking for two vehicles situated on a residential cul-de-sac in the area of Farnley. Will be of particular interest to professional seeking stylish and well located accommodation which benefits from: Modern fitted dining kitchen with integral fridge/freezer, oven, hob & extractor fan. Lounge with feature fireplace; please note this is for decorative purposes only. Two double bedrooms with feature fireplaces; modern white bathroom suite; useful utility room; modern decor throughout; Upvc double glazing; gas central heating with combination boiler; security alarm. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and presentation of the lovely home. Sorry no smokers. Sorry no pets. Available 14/10/24. Unfurnished. Deposit £1152.00

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  
B



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

OPENING HOURS

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**

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.

