



HOME

MARKETING & MANAGEMENT

FLAT 3 TANNERY LODGE, CLAREMONT GROVE, PUDSEY LS28

£895 PCM

Penthouse Apartment

Two Double Bedrooms

Large Living Kitchen

Open Plan Living

White Three Piece Shower Room

Designated Parking

Neutral Decor Throughout

Upvc Double Glazed

Deposit £1032.00

Available Now. Unfurnished



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PUDSEY LS28 7DL

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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 spacious and beautifully presented two double bedroom Penthouse Apartment with designated parking space situated in the heart of the popular market town of Pudsey. Will be of particular interest to professionals seeking a stylish home which benefits from: Large dual aspect open plan Living Kitchen including integral fridge/freezer, washing machine and dishwasher; modern white three piece Shower Room; neutral decor; Upvc double glazing; electric wall heaters. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, size and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. Deposit £1032.00.

ROOM MEASUREMENTS

OPEN PLAN LIVING KITCHEN 23' 4" x 21' 1" (7.11m x 6.43m) max

HALL 10' 5" x 3' 2" (3.18m x 0.97m)

DOUBLE BEDROOM 1 13' 1" x 12' 5" (3.99m x 3.78m) max

DOUBLE BEDROOM 2 9' 4" x 10' 10" (2.84m x 3.3m)

SHOWER ROOM 6' 6" x 5' 3" (1.98m x 1.6m)



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

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	72 C	72 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.

