



HOME

MARKETING & MANAGEMENT

FULNECK, PUDSEY LS28 8NT

£825 PCM

Terraced Cottage
Two Bedrooms (One Double)

Fitted Dining Kitchen

Four Piece Bathroom Suite

Lawned Rear Garden

Attractive Location

Neutral Decor Throughout

Gas Central Heating: Combi Boiler

Deposit £951.00

Available Now. Unfurnished



£825 PCM

GENERAL DESCRIPTION

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

A charming two bedroom cottage situated in the sought after Fulneck area of Pudsey. Will be of particular interest to professionals seeking a well located character home which benefits from: Fitted dining kitchen; spacious lounge; large master bedroom; white three piece bathroom suite; lawned rear garden; storage outhouse; gas central heating with combination boiler. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the charm, the and location of this lovely home. Sorry no smokers.

Pets are acceptable subject to approving the application. Available Now. Unfurnished. Deposit £951.00

ROOM MEASUREMENTS

HALL 3' 5" x 3' 2" (1.04m x 0.97m)

LIVING ROOM 15' 1" x 11' 5" (4.6m x 3.48m) max

DINING KITCHEN 14' 6" x 8' 8" (4.42m x 2.64m) max

STAIR & LANDING 11' 3" x 3' 2" (3.43m x 0.97m)

DOUBLE BEDROOM 1 15' 7" x 15' 1" (4.75m x 4.6m) max

BEDROOM 2 8' 8" x 8' 4" (2.64m x 2.54m) max

BATHROOM 8' 9" x 6' 9" (2.67m x 2.06m) max

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 | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 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.

