



# HOME

MARKETING & MANAGEMENT

BEAUMONT SQUARE, PUDSEY LS28 8PT

**£850 PCM**

Thru By Light Terrace

Two Bedrooms

Modern Fitted Kitchen

White Bathroom Suite

Neutral Decor Throughout

Spacious Lounge

Upvc Double Glazing

Gas Central Heating: Combi Boiler

Deposit £980.00

Available Now. Unfurnished



**£850 PCM**

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

**FULL DESCRIPTION**

A two bedroom stone thru-by-light terrace situated in a sought-after location in the popular area of Pudsey. Will be of particular interest to professionals seeking well located character accommodation which benefits from: Spacious Lounge with feature fireplace; modern fitted kitchen including fridge, freezer and washing machine; white three piece bathroom; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, charm and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Deposit £980.00.

**ROOM MEASUREMENTS**

- HALL** 4' 6" x 3' 8" (1.37m x 1.12m) max
- LOUNGE** 15' 6" x 12' 1" (4.72m x 3.68m) max
- KITCHEN** 12' 6" x 8' 10" (3.81m x 2.69m ) max
- BATHROOM** 8' 1" x 5' 0" (2.46m x 1.52m)
- STAIRS & LANDING** 6' 5" x 4' 9" (1.96m x 1.45m) max
- DOUBLE BEDROOM 1** 15' 1" x 8' 7" (4.6m x 2.62m) max
- BEDROOM 2** 10' 8" x 6' 5" (3.25m x 1.96m)

**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.

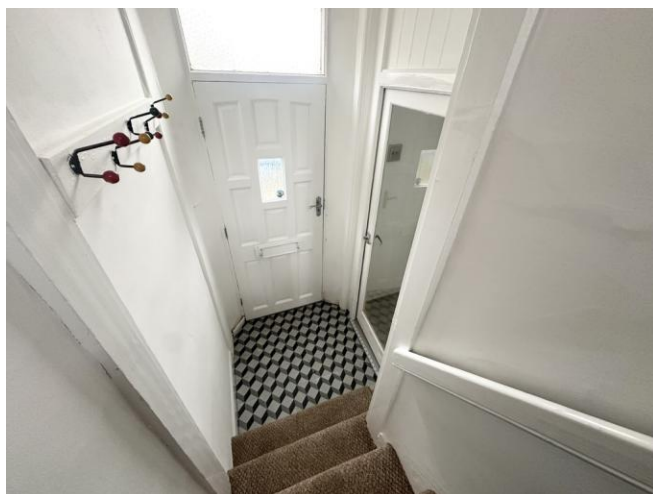
**COUNCIL TAX BAND**

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**OPENING HOURS**

**Pudsey Office**

Monday to Friday **8.30am – 5.00pm**  
 Saturday **9.00am – 1.00pm**  
 Sunday & Bank Holidays **Closed**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 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.

