



HOME

MARKETING & MANAGEMENT

FLAT 4, MOORFIELD ROAD, ARMLEY LS12 3RN

£600 PCM



Basement Apartment
Large Double Bedroom
Spacious Living Room
Fitted Kitchen Units
White Three Piece Shower Room
Electric Wall Heaters
Neutral Decor Throughout
Upvc Double Glazed
Deposit £692.00
Available Now. Unfurnished

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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 surprisingly spacious one bedroom basement apartment currently undergoing redecoration situated in the area of Armley. Will be of particular interest to professionals seeking well proportioned and well located accommodation which benefits from: Upvc double glazing; electric heating; neutral decor; fitted kitchen including fridge/freezer and washing machine; large double bedroom; white three piece bathroom suite. Offers good commuting access to Leeds city centre and an early inspection is recommended to appreciate the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Unfurnished.

ROOM MEASUREMENTS

- LIVING ROOM** 13' 6" x 13' 2" (4.11m x 4.01m) max
- KITCHEN** 10' 1" x 8' 3" (3.07m x 2.51m) max
- INNER HALL** 5' 7" x 2' 3" (1.7m x 0.69m) max
- DOUBLE BEDROOM** 14' 9" x 12' 5" (4.5m x 3.78m) max
- SHOWER ROOM** 8' 3" x 3' 6" (0m x 1.07m)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 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.

