



# HOME

MARKETING & MANAGEMENT

PROVIDENCE STREET, FARSLEY LS28 5AZ

**£975 PCM**



Stone Through Terrace  
3 Double Bedrooms. Lounge  
Recently re decorated. Gas c/h  
Spacious Dining Kitchen  
Recently Re Carpeted. D/g  
Storage Cellar  
Long Garden. Parking  
Popular Farsley Village Location  
Deposit £1125  
Available Now

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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 deceptively spacious and well proportioned Victorian stone built three double bedroom mid through terrace house with accommodation to three floors and useful two room utility cellar. Benefits: Recently re decorated and carpeted; long two tiered lawn and patio garden; off street parking bay and residents' permit parking; lounge with feature stainless steel hole in the wall fireplace; fitted dining kitchen with stainless steel range; modern white bathroom with mains shower over bath; gas central heating with combi boiler; white uPVC double glazing. Briefly comprising: lounge; inner hall; dining kitchen; utility cellars; 1st floor staircase and landing; double fitted master bedroom; second double bedroom with built-in wardrobe; bathroom; 2nd floor double bedroom (used as study /sitting room). Good access to local village amenities, parks, golf courses, the Aire Valley, The Owlcotes Centre, and commuting to Leeds and Bradford. Of particular interest to professional couples and families. Sorry no pets. Sorry smokers. Available Now. Deposit £1125



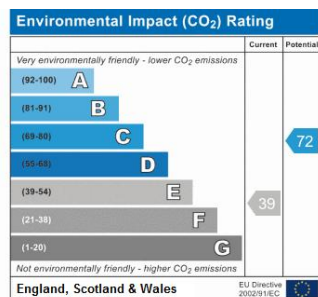
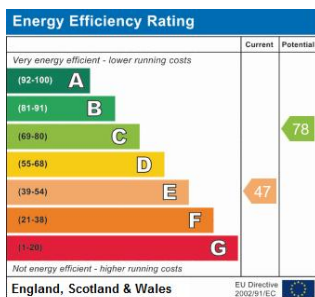
ROOM MEASUREMENTS

- LOUNGE** 13' 4" x 12' 3" (4.06m x 3.73m) max
- INNER HALL** 2' 10" x 2' 8" (0.86m x 0.81m)
- DINING KITCHEN** 16' 6" x 12' 2" (5.03m x 3.71m) max
- CELLARS**
- STAIRCASE AND LANDING** 9' 10" x 5' 9" (3m x 1.75m) max
- DOUBLE BEDROOM 1** 12' 5" x 10' 2" (3.78m x 3.1m) max
- DOUBLE BEDROOM 2** 16' 10" x 6' 3" (5.13m x 1.91m) max
- BATHROOM** 9' 8" x 5' 6" (2.95m x 1.68m) max
- 2ND FLOOR BEDROOM 3** 20' 7" x 12' 3" (6.27m x 3.73m)

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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Address:  
16 Providence Street, Farsley, Pudsey, West Yorkshire, LS28 5AZ  
Reference:  
16 Providence Street

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.

