



HOME

MARKETING & MANAGEMENT

TYERSAL CLOSE, TYERSAL BD4 8HE

£1,050 PCM

Semi-Detached House
 3 Bedrooms (2 Double)
 Through Living Room
 Modern Fitted Kitchen
 White 3 Piece Bathroom
 Gardens, Drive, Garage
 Neutral Decor Throughout
 Deposit £1211
 Unfurnished
 Available Now



£1,050 PCM

GENERAL DESCRIPTION

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

A recently refurbished three bedroom semi-detached house located in the area of Tyersal. Will be of particular interest to professionals seeking a well presented home which benefits from: Double glazing; gas central heating with combination boiler; lawned gardens front and rear; detached garage; modern fitted kitchen; white three piece bathroom; neutral decor throughout; large through living room. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. Deposit £1211.

ROOM MEASUREMENTS

HALL 11' 2" x 6' 1" (3.4m x 1.85m) max**KITCHEN** 10' 4" x 8' 3" (3.15m x 2.51m)**THROUGH LIVING ROOM** 23' 8" x 12' 1" (7.21m x 3.68m) max**STAIRS & LANDING** 7' 7" x 5' 10" (2.31m x 1.78m) max**DOUBLE BEDROOM 1** 12' 1" x 11' 8" (3.68m x 3.56m) max**DOUBLE BEDROOM 2** 11' 7" x 11' 1" (3.53m x 3.38m) max**BEDROOM 3** 8' 4" x 6' 3" (2.54m x 1.91m) max**BATHROOM** 7' 10" x 6' 4" (2.39m x 1.93m) 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
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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		83 B
69-80	C		
55-68	D	65 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.