



# HOME

MARKETING & MANAGEMENT

THORNHILL STREET, CALVERLEY LS28 5PR

**£900 PCM**



Stylish Apartment  
Two Double bedrooms  
Open Plan Living Kitchen  
Modern Fitted Kitchen Units  
Large Garden & Parking  
Neutral Decor Throughout  
Long Distance Views  
Modern White Bathroom  
Deposit £1038.00  
Unfurnished. 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 beautifully presented two double bedroom apartment with private entrance, parking and large garden in the sought after village of Calverley. Will be of particular interest to professionals seeking stylish character accommodation which benefits from: Upvc double glazing; gas central heating with combination boiler; open plan modern fitted living kitchen; long distance views; neutral decor; white modern three piece bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, proportions and presentation of this lovely home. Sorry no smokers. Sorry no pets. Available Now. Unfurnished. Deposit £1038.00.

#### ROOM MEASUREMENTS

**LIVING KITCHEN** 23' 3" x 11' 6" (7.09m x 3.51m) max

**STUDY LANDING** 16' 5" x 9' 6" (5m x 2.9m) max

**DOUBLE BEDROOM 1** 11' 9" x 10' 9" (3.58m x 3.28m) max

**DOUBLE BEDROOM 2** 10' 8" x 10' 5" (3.25m x 3.18m) max

**BATHROOM** 6' 4" x 6' 1" (1.93m x 1.85m)

**ENTRANCE HALL** 4' 1" x 3' 5" (1.24m x 1.04m)

#### 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  
B

#### 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		
69-80	C	73 C	80 C
55-68	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.