



# HOME

MARKETING & MANAGEMENT

LITTLEMOOR VIEW, PUDSEY LS28 9LX

**£950 PCM**

Semi-Detached Bungalow  
 2 Double Bedrooms  
 Modern Fitted Kitchen  
 White 3 Piece Bathroom  
 Long Drive & Garage  
 Neutral Decor Throughout  
 Upvc Double Glazing  
 Combi Boiler, Gas C/Heating  
 Deposit £1096.00  
 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 well presented two double bedroom semi-detached bungalow situated on a residential cul-de-sac in the area of Pudsey. Will be of particular interest to professionals seeking a well located and well presented home which benefits from: Long driveway and detached garage; lawn and patio gardens; modern fitted kitchen with fridge/freezer (will not be maintained); white modern three piece bathroom suite; modern decor throughout; gas central heating with combination boiler; Upvc double glazing. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and style of this welcoming home. Sorry no smokers. Sorry no pets. Available now. Unfurnished. Deposit £1096.00.

## ROOM MEASUREMENTS

**HALL** 10' 2" x 8' 0" (3.1m x 2.44m) max**KITCHEN** 8' 4" x 7' 10" (2.54m x 2.39m)**LIVING ROOM** 15' 9" x 9' 9" (4.8m x 2.97m) max**DOUBLE BEDROOM 1** 11' 6" x 9' 9" (3.51m x 2.97m)**DOUBLE BEDROOM 2** 11' 1" x 8' 7" (3.38m x 2.62m) max**BATHROOM** 7' 8" x 5' 3" (2.34m x 1.6m)

## 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 &amp; Bank Holidays

**8.30am – 5.00pm****9.00am – 1.00pm****Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.