



# HOME

MARKETING & MANAGEMENT

WEAVERS CROFT, PUDSEY LS28 9LF

**£750 PCM**

Modern End Town House  
Two Good Size Bedrooms  
Double Glazing. Gas Central Heating  
Neutral Décor Throughout  
Modern Kitchen & Bathroom  
Drive  
Lawn and Patio Gardens  
Deposit £865  
Unfurnished  
Available 20/12/23



**£750 PCM**

## GENERAL DESCRIPTION

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

A modern well presented two bedroom end town house with large drive and lawned and patio gardens.

Will be of particular interest to young families and professional couples seeking well presented and well proportioned accommodation situated in a residential cul de sac location which benefits from: modern fitted

dining kitchen; spacious lounge; two good size bedrooms; modern white three piece bathroom suite;

wood framed double glazing; gas central heating;

neutral decor throughout. Briefly comprises: entrance hall; lounge: dining kitchen including fridge; double

bedroom including wardrobe; good sized single bedroom; bathroom. Offers good commuting access

to both Leeds and Bradford and an early inspection is recommended to appreciate the style and location of the accommodation on offer. Sorry, no smokers. Sorry,

no pets. Unfurnished. Deposit £865 Available 20th

December 2023.

## ROOM MEASUREMENTS

**ENTRANCE HALL** 4' 3" x 3' 5" (1.3m x 1.04m)

**LOUNGE** 14' 6" x 11' 8" (4.42m x 3.56m)

**DINING KITCHEN** 11' 8" x 8' 0" (3.56m x 2.44m)

**STAIRCASE AND LANDING** 6' 0" x 2' 8" (1.83m x 0.81m)

**DOUBLE BEDROOM ONE** 11' 8" x 8' 5" (3.56m x 2.57m)

**BEDROOM TWO** 11' 0" x 6' 4" (3.35m x 1.93m)

**BATHROOM** 7' 11" x 5' 0" (2.41m x 1.52m)

## 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		86 B
69-80	C		
55-68	D	66 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.