



# HOME

MARKETING & MANAGEMENT

FIELDWAY CLOSE, RODLEY LS13 1EG

**£575 PCM**

Modern Ground Floor Apartment  
One Large Double Bedroom  
Modern Beech Style Kitchen  
Three Piece Bathroom/Showers  
Modern Neutral/Accent Décor  
Gardens To Front & Rear  
Gas Central Heating, Double Glazing

Available Now

Unfurnished

Deposit £663





**£575 PCM**

GENERAL DESCRIPTION

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

A spacious and well-presented modern ground floor apartment with one double bedroom situated in a popular and conveniently located residential cul-de-sac location. The property benefits from: gas central heating with combination boiler, white uPVC double glazing, neutral and accent décor, lawned gardens to front and rear and shared car parking area. Briefly comprising: entrance lobby; spacious living room with bay window, stainless steel electric fire, accent décor, recently installed carpet, storage cupboard and area for dining table; inner hall; modern beech style fitted kitchen with breakfast bar, gas cooker and stainless steel sink; large double bedroom with window onto rear garden; modern three piece soft cream bathroom with mixer shower over bath. Good access to Farsley and Pudsey amenities, park, golf, Aire valley with canal side walks and wildlife reserve, leisure centre and commuting to Leeds and Bradford. Will be of particular interest to young professionals and couples seeking well-proportioned contemporary accommodation in a convenient location. Sorry no smokers. Sorry no pets. Unfurnished. Deposit £663 Available now



ROOM MEASUREMENTS

- ENTRANCE LOBBY** 4' 5" x 2' 9" (1.35m x 0.84m)
- LIVING ROOM** 16' 11" x 11' 7" (5.16m x 3.53m)max
- INNER HALL** 6' 7" x 2' 9" (2.01m x 0.84m)
- KITCHEN** 8' 6" x 5' 3" (2.59m x 1.6m)
- DOUBLE BEDROOM** 13' 5" x 8' 11" (4.09m x 2.72m)
- BATHROOM** 6' 5" x 4' 11" (1.96m x 1.5m)

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

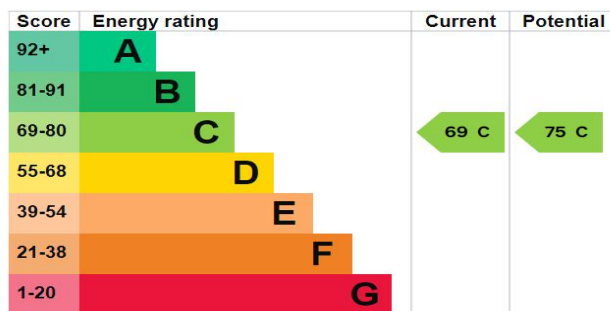
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OPENING HOURS

**Pudsey Office**

Monday to Friday  
Saturday  
Sunday & Bank Holidays

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



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.

