



HOME
MARKETING & MANAGEMENT

FLAT 1,33, BROADLEA HILL, BRAMLEY LS13 2SP

£595 PCM

Ground Floor Flat
Two Double Bedrooms (One En-Suite)
Gas Central Heating
White Upvc Double Glazing
Modern Three Piece Bathroom
Shared Garden
Deposit £686
Unfurnished
Available 7th January 2025



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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 two double bedroom ground floor apartment situated in a popular residential area of Bramley. The property will be of particular interest to young couples and sharers seeking a well presented modern home. Benefits: gas central heating with combination boiler; white uPVC double glazing; shared garden area. Briefly comprising: lounge; hall; light oak style kitchen with stainless steel electric oven and hob; two double bedrooms, one with modern white three piece en-suite shower room; house bathroom with modern white three piece suite. Sorry, no smokers. Sorry, no pets. Deposit £686 Available 7th January 2025



ROOM MEASUREMENTS

LOUNGE 14' 1" x 9' 6" (4.29m x 2.9m)

KITCHEN 7' 11" x 6' 6" (2.41m x 1.98m)

HALLWAY 5' 11" x 3' 5" (1.8m x 1.04m)

DOUBLE BEDROOM ONE 10' 7" x 7' 7" (3.23m x 2.31m)

EN-SUITE SHOWER ROOM 6' 7" x 5' 9" (2.01m x 1.75m)

DOUBLE BEDROOM TWO 12' 3" x 8' 11 max" (3.73m x 2.72m)

BATHROOM 8' 3" x 5' 11 max" (2.51m x 1.8m)

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

A

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	69 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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.

