



# HOME

MARKETING & MANAGEMENT

GLADSTONE STREET, FARSLEY LS28 5HZ

**£875 PCM**



Victorian Back to Back Terrace  
 Two Double Bedrooms  
 White Fitted Kitchen  
 White Three Piece Bathroom  
 South Facing Garden  
 Double Glazing and Gas Central Heating  
 Storage Cellar  
 Unfurnished  
 Deposit £1009  
 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 Victorian stone built two double bedroom back to back terrace situated in the sought after village of Farsley. The property benefits from: neutral décor throughout; light modern fitted white kitchen; white 3 piece bathroom suite; south facing garden; gas central heating with combination boiler; cellar, white UPVC double glazing. Briefly comprises: living room; breakfast kitchen including oven and hob, washing machine; first floor staircase and landing; double bedroom; bathroom; second floor master bedroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and character of the accommodation on offer. Sorry no smokers. Sorry no pets. Unfurnished. Deposit £1009. Available now.

#### ROOM MEASUREMENTS

**ENTRANCE PORCH** 5' 0" x 4' 4" (1.52m x 1.32m)

**LIVING ROOM** 14' 11" x 12' 10" (4.55m x 3.91m)

**BREAKFAST KITCHEN** 11' 8" x 6' 1" (3.56m x 1.85m)

**CELLAR** 12' 2" x 11' 11" (3.71m x 3.63m)

#### LANDING

**DOUBLE BEDROOM ONE** 14' 11" x 9' 2" (4.55m x 2.79m)

**BATHROOM** 9' 9" x 8' 6" (2.97m x 2.59m)

**MASTER DOUBLE BEDROOM** 18' 6" x 14' 8max" (5.64m x 4.47m)

#### EXTERIOR TO FRONT

#### 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		86 B
69-80	C		
55-68	D	57 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.