



# HOME

MARKETING & MANAGEMENT

MUSGRAVE VIEW, BRAMLEY LS13 2QN

**£800 PCM**

Mid Town House  
Three Bedrooms (Two Fitted)  
Large Modern Kitchen  
Neutral Decor Throughout  
Modern Bathroom  
Double Glazing  
Central Heating  
Alarm  
Unfurnished. Bond £923  
Available 7th October 2024



**£800 PCM**

## GENERAL DESCRIPTION

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

A modern three bedroom through town house situated in the area of Bramley. The property will be of particular interest to professionals and families seeking well presented and well proportioned accommodation which benefits from: white uPVC double glazing; gas central heating with combination boiler; large modern fitted dining kitchen; white modern three piece bathroom suite; two double fitted bedrooms; long distance views; tiered patio garden; security alarm. Briefly comprises: lounge; dining kitchen including, fridge, freezer, washing machine, staircase and landing; two double bedrooms including, fitted wardrobes; single bedroom; bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location, style and proportions of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 7th October 2024 .Unfurnished. Deposit 923.00



## ROOM MEASUREMENTS

**HALL** 6' 9" x 4' 4" (2.06m x 1.32m) max

**LOUNGE** 13' 10" x 12' 5" (4.22m x 3.78m) max

**DINING KITCHEN** 15' 7" x 11' 7" (4.75m x 3.53m) max

**STAIRCASE AND LANDING** 8' 10" x 6' 3" (2.69m x 1.91m)

**DOUBLE BEDROOM ONE** 14' 0" x 8' 10" (4.27m x 2.69m)

max into robes

**DOUBLE BEDROOM TWO** 11' 8" x 9' 2" (3.56m x 2.79m)

max into robes

**BEDROOM THREE** 10' 6" x 6' 7" (3.2m x 2.01m) max

**BATHROOM** 6' 2" x 6' 1" (1.88m x 1.85m)

## 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**

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.