



**HOME**  
MARKETING & MANAGEMENT

FLAT 3, SOVEREIGN COURT, ECCLESHILL BD2 2DB

**£650 PCM**

First Floor Apartment  
Two Double Bedrooms  
Modern Fitted Kitchen  
Modern White Three Piece Bathroom Suite  
Communal Gardens  
Designated Parking  
En Suite Shower Room  
Unfurnished  
Deposit £750  
Available 1st February 2024



**£650 PCM**

GENERAL DESCRIPTION

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

A modern two double bedroom (one with en suite) first floor apartment situated in a cul de sac location in the area of Ecclehill. Newly decorated. Will be of particular interest to professional sharers and couples seeking well located and modern accommodation which benefits from: Designated parking; economy 7 electric heating; wood framed double glazing; two double bed; door entry visual telephone system; communal gardens; neutral décor throughout. Briefly comprises: hallway with storage cupboard; lounge; modern fitted kitchen including washing machine and fridge; modern white three piece bathroom suite; double bedroom one with en suite shower room; double bedroom two. 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 £750. Available 1st February 2024.

ROOM MEASUREMENTS

**HALLWAY** 3' 10" x 14' 9" (1.17m x 4.5m) max

**LOUNGE** 11' 4" x 11' 11" (3.45m x 3.63m) max

**KITCHEN** 6' 9" x 8' 8" (2.06m x 2.64m)

**DOUBLE BEDROOM ONE** 8' 9" x 10' 8" (2.67m x 3.25m) max

**EN SUITE SHOWER ROOM** 5' 7" x 6' 2" (1.7m x 1.88m)

**DOUBLE BEDROOM TWO** 10' 10" x 10' 8" (3.3m x 3.25m) max

**BATHROOM** 6' 10" x 6' 9" (2.08m x 2.06m)

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

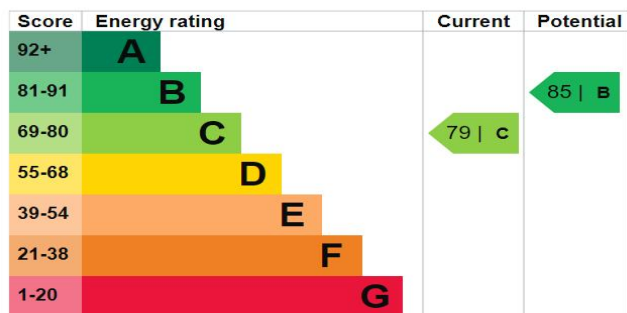
Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



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.

