



HOME

MARKETING & MANAGEMENT

GILBERT STREET, FARSLEY LS28 5BA

£575 PCM

Victorian Back to Back Terrace

One Double Bedroom

Living Kitchen

White Three Piece Bathroom Suite

Modern Neutral Decor

Cul de sac Location

Cellar

Deposit £663

Unfurnished

Available 28th November 2024



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£575 PCM

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 one double bedroom back to back terrace house situated in a residential cul-de-sac in the popular village of Farsley. Will be of particular interest to professionals seeking well presented character accommodation which benefits from: white uPVC double glazing; gas central heating with combination boiler; neutral décor; modern fitted kitchen area; good sized double bedroom with feature fireplace; white three piece bathroom with mains shower; cellar. Briefly comprises: entrance lobby; living kitchen; cellar with space and power for up right fridge freezer and space and plumbing for washing machine; staircase and landing; double bedroom with built in curtain fronted wardrobe; bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the charm and location of the accommodation on offer.

Sorry no smokers. Sorry no pets. Unfurnished. Deposit £663. Available 28th November 2024.

ROOM MEASUREMENTS

LIVING KITCHEN 14' 2" x 13' 11" (4.32m x 4.24m)

ENTRANCE LOBBY 3' 11" x 3' 8" (1.19m x 1.12m) max

S/CASE AND LANDING 7' 8" x 2' 6" (2.34m x 0.76m)

DOUBLE BEDROOM 14' 3" x 11' 5" (4.34m x 3.48m) max

BATHROOM 6' 9" x 6' 3" (2.06m x 1.91m) max

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		93 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.