



HOME

MARKETING & MANAGEMENT

NANSEN TERRACE, BRAMLEY LS13 3QL

£795 PCM

Mature Back to Back Terrace

2 Double Beds & Study

Modern Fitted Kitchen

Modern White Bathroom

Study. Useful Storage Cellar

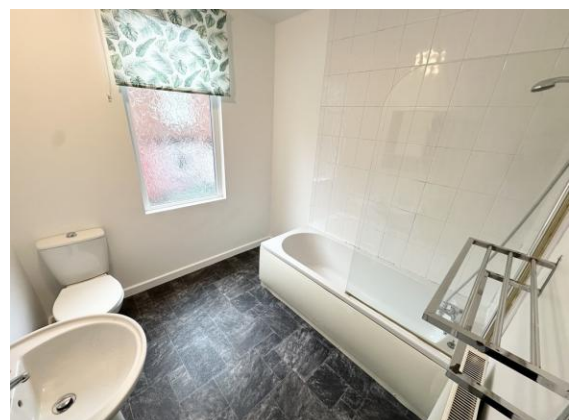
Neutral Décor Throughout

Gas Central Heating & uPVC Double Glazing

Unfurnished

Deposit £917

Available 03/09/24



£795 PCM

GENERAL DESCRIPTION

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

A mature back to back terrace house with TWO DOUBLE BEDROOM AND STUDY situated on a residential cul-de-sac in the area of Bramley. Will be of particular interest to professionals seeking well presented accommodation benefitting from: neutral décor throughout; storage cellar; modern fitted kitchen; modern white bathroom suite; Upvc double glazing; gas central heating with combination boiler. 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 (white goods are provided).

ROOM MEASUREMENTS

LOUNGE 13' 6" x 13' 4" (4.11m x 4.06m)max

KITCHEN 10' 7" x 6' 5" (3.23m x 1.96m)

FIRST FLOOR STAIRCASE 6' 3" x 2' 8" (1.91m x 0.81m)

DOUBLE BEDROOM ONE 13' 7" x 12' 6" (4.14m x 3.81m)max

BATHROOM 7' 9" x 7' 5" (2.36m x 2.26m)

STUDY LANDING 7' 11" x 1' 9" (2.41m x 0.53m)

DOUBLE BEDROOM TWO 13' 4" x 11' 7" (4.06m x 3.53m)

CELLAR 12' 5" x 11' 3" (3.78m x 3.43m)

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		88 B
69-80	C		
55-68	D	58 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.

