



# HOME

MARKETING & MANAGEMENT

THORPE ROAD, PUDSEY LS28 7NG

**£795 PCM**

Three Bedroom Through Terrace House

Modern Fitted Kitchen

Four Piece Bathroom Suite

Accommodation To Three Floors

Patio Garden

Cellar

Gas Central Heating

Unfurnished

Deposit £917.00

Available 14th February 2025



**£795 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 three double bedroom through terrace house with accommodation to three floors with useful storage cellar situated in the popular town of Pudsey. Will be of particular interest to professionals and families seeking spacious accommodation which benefits from: character features; two reception rooms; patio gardens; gas central heating with combination boiler; white four piece bathroom suite; modern fitted kitchen. Briefly comprises: entrance hall; lounge with feature fireplace; dining room; kitchen including fridge freezer and washing machine; staircase and landing; double bedroom one; double bedroom two including fitted wardrobes; bathroom; second floor double bedroom three including bookshelf. offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the charm and size of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 14th February 2025. Unfurnished. Deposit £917.

ROOM MEASUREMENTS

**ENTRANCE HALL** 18' 5" x 3' 3" (5.61m x 0.99m)

**LOUNGE** 14' 9" x 11' 2" (4.5m x 3.4m)max

**DINING ROOM** 14' 9" x 12' 9" (4.5m x 3.89m)max

**KITCHEN** 7' 6" x 6' 9" (2.29m x 2.06m)

**STAIRCASE AND LANDING** 18' 1" x 2' 5" (5.51m x 0.74m)

**DOUBLE BEDROOM ONE** 14' 9" x 15' 0" (4.5m x 4.57m)max

**DOUBLE BEDROOM TWO** 14' 9" x 9' 10" (4.5m x 3m)max

**BATHROOM** 11' 5" x 5' 8" (3.48m x 1.73m)

**SECOND FLOOR DOUBLE BEDROOM** 18' 1" x 16' 1" (5.51m x 4.9m)max

**CELLAR** 15' 5" x 11' 9" (4.7m x 3.58m)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  
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OPENING HOURS

**Pudsey Office**

Monday to Friday

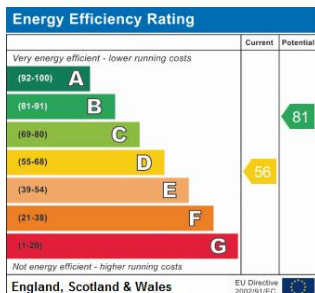
Saturday

Sunday & Bank Holidays

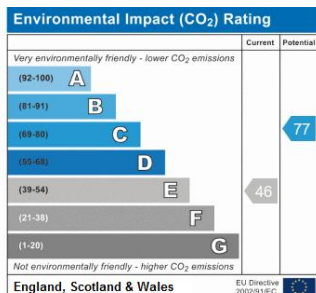
**8.30am – 5.00pm**

**9.00am – 1.00pm**

**Closed**



Address:  
3 Thorpe Road Pudsey Leeds West Yorkshire LS28 7NG  
Reference:  
3 Thorpe Road



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.

