



HOME
MARKETING & MANAGEMENT

FARRAR COURT, BRAMLEY LS13 3SP

£895 PCM



Semi Detached House
Three Bedrooms (Two Doubles)
Spacious Lounge
Modern Fitted Dining Kitchen
White Three Piece Bathroom Suite
Front and Rear Gardens
Gas Central Heating and Double Glazing
Unfurnished
Deposit £1032.00
Available Now.



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GENERAL DESCRIPTION

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

A recently redecorated and recarpeted three bedroom modern semi detached house situated in a residential cul de sac in Bramley. Will be of particular interest to professionals and small families seeking accommodation which comprises: entrance hall; spacious lounge with feature fireplace; modern fitted dining kitchen including fridge and freezer (will not be maintained) with patio doors onto rear garden; stairs and landing; double bedroom one; double bedroom two; bedroom three; modern white three piece house bathroom; front lawned garden; rear enclosed lawned and patio garden; driveway; gas central heating with combination boiler; uPVC double glazing; quiet residential location. 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. May consider pets. Unfurnished. Available Now.

ROOM MEASUREMENTS

ENTRANCE HALL 3' 56" x 2' 94"**LOUNGE** 17' 2" x 13' 4" max**DINING KITCHEN** 13' 36" x 8' 47" max**STAIRS AND LANDING** 8' 7" x 6' 2" max**DOUBLE BEDROOM ONE** 13' 45" x 8' 62"**DOUBLE BEDROOM TWO** 10' 98" x 6' 94"**BEDROOM THREE** 8' 26" x 6' 23"**BATHROOM** 6' 92" x 5' 79"

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**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 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.