



**HomeBuyers**  
PROPERTY SERVICES

THORPE ROAD, PUDSEY LS28 7NG

**£800 PCM**



Stone Through Terrace  
Three Double Bedrooms  
Large Designer Dining Kitchen  
Modern White Bathroom Suite  
Utility Room  
Patio Garden  
uPVC Double Glazing, Gas Central Heating  
Unfurnished  
Deposit £1000  
Available Now



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### GENERAL DESCRIPTION

An exceptionally well presented three double bedroom through terrace with patio garden located in a central location in Pudsey. Will be of particular interest to discerning professionals seeking spacious character accommodation benefiting from: large designer dining kitchen with kitchen island; utility room including fridge/freezer, washing machine and tumble dryer; modern white bathroom suite; cellar; Upvc double glazing; gas central heating with combination boiler; character features; modern décor. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, style and charm of the accommodation on offer. Sorry no smokers. Sorry no pets. Working tenants only. Available now. Unfurnished. Deposit £1000.

### ROOM MEASUREMENTS

**ENTRANCE HALL** 18' 7" x 3' 4" (5.66m x 1.02m)

**LOUNGE** 14' 7" x 12' 7" (4.44m x 3.84m)max

**DINING KITCHEN** 15' 6" x 12' 9" (4.72m x 3.89m)max

**UTILITY ROOM** 7' 5" x 7' 2" (2.26m x 2.18m)

**STAIRS AND LANDING** 18' 6" x 5' 4" (5.64m x 1.63m)max

**DOUBLE BEDROOM TWO** 15' 6" x 10' 1" (4.72m x 3.07m)max

**DOUBLE BEDROOM THREE** 14' 7" x 10' 1" (4.44m x 3.07m)max

**BATHROOM** 11' 6" x 5' 4" (3.51m x 1.63m)max

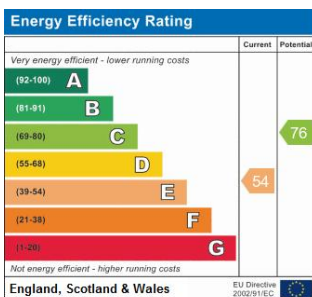
**SECOND FLOOR MASTER DOUBLE BEDROOM** 17' 7" x 15' 8" (5.36m x 4.78m)

### ADMINISTRATION FEES

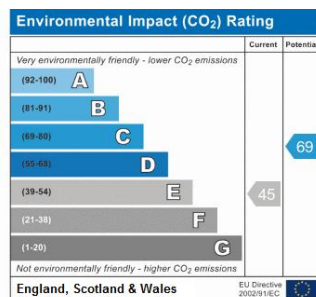
HomeBuyers Property Services charge ONLY £80.00 per adult when applying for a property to let. Unlike many agents we charge no renewal fees to tenants for new tenancy agreements. If you require a guarantor an additional application fee of £80.00 will be applicable.

### COUNCIL TAX BAND

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Address:  
15 Thorpe Road, Pudsey, West Yorkshire, LS28 7NG  
Reference:  
15 Thorpe Road



### OPENING HOURS

#### Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

**9.00am – 5.30pm**

**9.00am – 4.00pm**

**Closed**

#### Farsley Office

Monday to Friday

Saturday

Sunday & Bank Holidays

**9.00am – 5.30pm**

**9.00am – 4.00pm**

**10.00am – 2.00pm**

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 HomeBuyers.

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[homebuyers-property-services.co.uk](http://homebuyers-property-services.co.uk)

