



# HOME

MARKETING & MANAGEMENT

MERTON AVENUE, FARSLEY LS28 5DX

**£950 PCM**

End Town House

Two Double Bedrooms

Modern Fitted Dining Kitchen

Modern White Bathroom Suite

Off Street Parking

Astro Turf Rear Garden

White uPVC Double Glazing, Gas Central Heating

Unfurnished

Deposit £1096.00

Available 25/04/26



## £950 PCM

### GENERAL DESCRIPTION

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

A well presented two double bedroom end town house situated in the sought after village of Farsley. Will be of particular interest to professionals seeking a well located home which benefits from: neutral décor; modern fitted dining kitchen including washing machine; modern white bathroom suite; off street parking; astro turf rear garden; white uPVC double glazing and gas central heating. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style, size and location of the accommodation on offer. Sorry no smokers. Sorry no pets. Working tenants only. Available 25/04/26. Unfurnished. Deposit £1096.00



### ROOM MEASUREMENTS

**ENTRANCE HALL** 3' 4" x 3' 8" (1.02m x 1.12m)

**LOUNGE** 14' 8" x 11' 4" (4.47m x 3.45m)max

**KITCHEN** 14' 2" x 9' 0" (4.32m x 2.74m)

**STAIRS AND LANDING** 2' 9" x 2' 6" (0.84m x 0.76m)

**DOUBLE BEDROOM ONE** 14' 3" x 11' 1" (4.34m x 3.38m)max

**DOUBLE BEDROOM TWO** 10' 7" x 8' 1" (3.23m x 2.46m)

**BATHROOM** 7' 8" x 5' 8" (2.34m x 1.73m)

### 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**

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.