





BROOM MILLS ROAD, FARSLEY LS28 5GR £725 PCM

First Floor Apartment Two Double Bedrooms Modern Fitted Dining Kitchen White Three Piece Bathroom Suite Neutral Décor Throughout Juliet Balcony. Designated Parking White Upvc Double Glazing Gas Central Heating With Combination Boiler Unfurnished. Deposit £836 Available 8th May 2024.



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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 well maintained two double bedroom 1st floor apartment situated in a residential cul-de-sac location in the sought after village of Farsley. Will be of particular interest to professionals seeking well proportioned accommodation which benefits from: white Upvc double glazing; gas central heating with combination boiler; designated parking space; neutral décor; modern fitted dining kitchen; white three piece bathroom; Juliet balcony. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the location and presentation of the accommodation on offer. Sorry no smokers. Sorry no pets. Unfurnished. Available 8th May 2024. Deposit £836.00.

ROOM MEASUREMENTS

ENTRANCE HALL 16' 10" x 5' 9" (5.13m x 1.75m)max LOUNGE 14' 5" x 10' 9" (4.39m x 3.28m) KITCHEN 12' 9" x 9' 9" (3.89m x 2.97m)max DOUBLE BEDROOM ONE 12' 4" x 10' 9" (3.76m x 3.28m)max DOUBLED BEDROOM TWO 12' 4" x 9' 3" (3.76m x 2.82m) BATHROOM 6' 8" x 6' 5" (2.03m x 1.96m)

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 B

OPENING HOURS

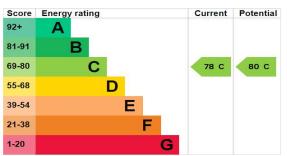
Pudsey Office Monday to Friday Saturday Sunday & Bank Holidays

8.30am – 5.00pm 9.00am – 1.00pm Closed









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.

Pudsey, 4 The Ives, Lidget Hill, Pudsey, West Yorkshire LS28 7DS Tel: 0113 2 909 333

www.homemm.co.uk

