



HOME

MARKETING & MANAGEMENT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	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.

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www.homemm.co.uk

