



# HOME

MARKETING & MANAGEMENT

2 HEADINGLEY HOUSE, CHAPMAN ROAD, THORNBURY BD3

**£595 PCM**

Modern Ground Floor Apartment

Two Double Bedrooms

Modern Fitted Kitchen

Open Plan Living Area

Modern White Bathroom Suite

Allocated Parking

Electric Heating

Unfurnished

Deposit £686

Available 28th May 2024



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THORNBURY BD3 7FG

**£595 PCM**

**GENERAL DESCRIPTION**

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

Ground floor apartment with two double bedrooms located in a residential area of Thornbury. Will be of particular interest to professionals seeking well presented and well located accommodation which comprises: large entrance hall with door entry telecom system and storage cupboard; modern white gloss fitted kitchen including integral fridge freezer and washer/dryer; spacious open plan lounge; double bedroom one; double bedroom two; modern white three piece house bathroom with electric shower; allocated parking space visible from kitchen window; centrally controlled electric heating; uPVC double glazing. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the presentation of the property on offer. Sorry no smokers. Sorry no pets. Unfurnished. Deposit £686. Available 28th May 2024

**ROOM MEASUREMENTS**

**ENTRANCE HALL** 20' 20" x 5' 98" (6.6m x 4.01m) max irregular

**OPEN PLAN LIVING KITCHEN** 19' 48" x 16' 63" (7.01m x 6.48m) max

**KITCHEN AREA** 14' 04" x 7' 39" (4.37m x 3.12m)

**DOUBLE BEDROOM ONE** 15' 81" x 11' 89" (6.63m x 5.61m) max irregular

**DOUBLE BEDROOM TWO** 11' 96" x 8' 64" (5.79m x 4.06m) max

**BATHROOM** 9' 23" x 5' 05" (3.33m x 1.65m) max

**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		83 B
69-80	C	76 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.

