



HOME

MARKETING & MANAGEMENT

CHAUCER AVENUE, PUDSEY LS28 9DN

£875 PCM

Semi Detached House
Two Double Bedrooms
Porch And Utility
Gloss Kitchen
Modern White Bathroom
Drive Gardens And Garage
Double Glazing
Gas Central Heating
Deposit £1009.00
Available 01/12/23



£875 PCM

GENERAL DESCRIPTION

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

A brick built and rendered two double bedroom semi detached house located in the popular area of Pudsey. Will be of particular interest to professional and young families seeking accommodation presented to a high standard throughout which benefits from: white uPVC double glazing; gas central heating with combination boiler; large through living room; modern fitted white gloss kitchen; useful utility area; garage and drive; lawn and patio gardens; white modern three piece bathroom suite with mains shower mixer tap; neutral décor throughout. Briefly comprises: entrance porch; through living room; kitchen including fridge freezer; utility porch including washing machine; garage; staircase and landing; two double bedrooms one with built in cupboard; bathroom. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size and style of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 01/12/23. Unfurnished.

Deposit £1009.00

ROOM MEASUREMENTS

ENTRANCE PORCH 7' 3" x 3' 8" (2.21m x 1.12m)max

LIVING ROOM 19' 5" x 14' 11" (5.92m x 4.55m)max

KITCHEN 10' 3" x 9' 10" (3.12m x 3m)max

UTILITY PORCH 8' 8" x 5' 1" (2.64m x 1.55m)

GARAGE 15' 11" x 8' 0" (4.85m x 2.44m)

STAIRCASE AND LANDING 6' 5" x 4' 3" (1.96m x 1.3m)

DOUBLE BEDROOM ONE 14' 1" x 9' 5" (4.29m x 2.87m)max

DOUBLE BEDROOM TWO 11' 1" x 9' 8" (3.38m x 2.95m)

BATHROOM 7' 2" x 4' 11" (2.18m x 1.5m)

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		87 B
69-80	C		
55-68	D	67 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

