



# HOME

MARKETING & MANAGEMENT

TOWN STREET, STANNINGLEY LS28 6ER

**£725 PCM**

Duplex Apartment  
Two Bedrooms plus Study  
Large Modern Fitted Kitchen  
Lounge with Panelled Walls  
Stylish Bathroom Suite  
Conveniently Located  
Designer Industrial Style Fittings  
Unfurnished  
Deposit £836  
Available 26.02.2024



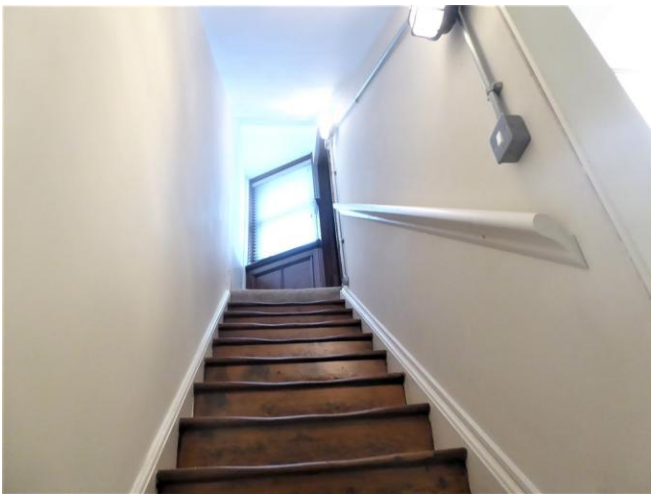
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**GENERAL DESCRIPTION**

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

A beautifully presented two bedroom (plus study/store room) duplex apartment forming part of a recently developed form bank premises. Will be of particular interest to professionals seeking accommodation presented to an extremely high standard and benefiting from: large modern fitted integral kitchen with impressive kitchen island and feature bank safe; stylish bathroom suite with roll-top bath; designer industrial style fittings; lounge with mahogany panelled walls; oodles of fitted storage cupboards; character features throughout. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the style and design of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 26.02.24. Unfurnished. Deposit £836



**ROOM MEASUREMENTS**

- DINING KITCHEN** 20' 4" x 14' 6" (6.2m x 4.42m) max
- INNER HALL** 20' 10" x 5' 7" (6.35m x 1.7m) max
- DOUBLE BEDROOM ONE** 12' 2" x 9' 7" (3.71m x 2.92m) max
- BEDROOM TWO** 12' 3" x 6' 6" (3.73m x 1.98m)
- BATHROOM** 8' 5" x 5' 1" (2.57m x 1.55m)
- STAIRCASE AND LANDING** 4' 4" x 2' 8" (1.32m x 0.81m)
- LOUNGE** 18' 3" x 11' 6" (5.56m x 3.51m) max
- STUDY/STORAGE ROOM** 8' 9" x 4' 2" (2.67m x 1.27m) 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**

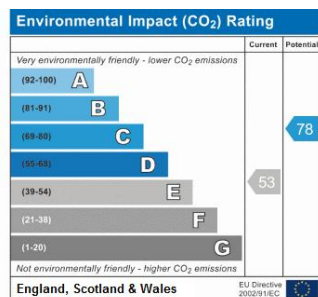
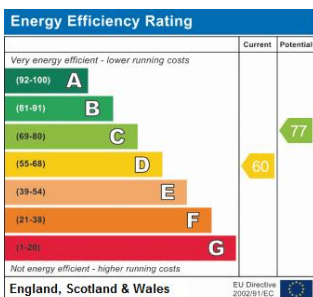
**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

**8.30am – 5.00pm**  
**9.00am – 1.00pm**  
**Closed**



Address:  
172a Town Street, Stanningley, West Yorkshire, LS28 6ER  
Reference:  
172a Town Street

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](http://www.homemm.co.uk)

