



HomeBuyers
PROPERTY SERVICES

BRADFORD ROAD, STANNINGLEY LS28 6QB

£795 PCM



Terraced House
Three good Sized Bedrooms
Living Room
Modern Fitted Kitchen
Modern White Three Piece Bathroom
Large Utility Room
Storage Cellar
Unfurnished
Available Now
Deposit £917

£795 PCM**GENERAL DESCRIPTION**

A newly refurbished three bedroom terrace house with superb commuter access to both Leeds and Bradford in the area of Stanningley. Will be of particular interest to professionals and families seeking well presented and well proportioned accommodation which benefits from: secondary double glazing; modern fitted dining kitchen and large utility room; storage cellar; three good sized bedrooms; neutral décor throughout; modern white three piece bathroom; gas central heating with combination boiler. An early inspection is recommended to appreciate the location, style and size of the accommodation on offer. Sorry no smokers. Sorry no pets. Available now. Unfurnished (white goods may be provided upon negotiation). Deposit £917

ROOM MEASUREMENTS**HALL** 15' 9" x 3' 0" (4.8m x 0.91m)**LOUNGE** 15' 5" x 12' 9" (4.7m x 3.89m) max**DINING KITCHEN** 13' 1" x 13' 1" (3.99m x 3.99m) max**UTILITY** 8' 5" x 8' 10" (2.57m x 2.69m) max**STAIR AND LANDING** 16' 3" x 5' 8" (4.95m x 1.73m) max**DOUBLE BEDROOM ONE** 13' 2" x 10' 6" (4.01m x 3.2m)

max

DOUBLE BEDROOM TWO 13' 1" x 10' 6" (3.99m x 3.2m)

max

BEDROOM THREE 9' 9" x 5' 8" (2.97m x 1.73m)**BATHROOM** 8' 3" x 6' 6" (2.51m x 1.98m) max**CELLAR** 20' 9" x 16' 6" (6.32m x 5.03m) 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.

OPENING HOURS**Pudsey Office**

Monday to Friday

Saturday

Sunday & Bank Holidays

9.00am – 5.30pm**9.00am – 4.00pm****Closed**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

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 HomeBuyers.