



HomeBuyers
PROPERTY SERVICES

SOUTH PARADE, LS28 8NZ

£895 PCM



A Terraced House
Three Double Bedrooms
Spacious Modern Fitted Dining Kitchen With Patio Doors
Lounge with Feature Fireplace and Two Sofas
Front and Rear Gardens
Gas Central Heating
uPVC Double Glazing
Part Furnished
Available 11.01.21
Deposit £1,032

£895 PCM**GENERAL DESCRIPTION**

A large three double bedroom through terraced house with gardens front and rear located on a sought after street in the area of Pudsey. Will be of particular interest to professionals and families seeking well-proportioned character accommodation which benefits from: spacious modern fitted dining kitchen with patio doors, Velux window, range master oven, dining table and six chairs, washing machine and integral dishwasher; modern white three piece bathroom; lounge with feature fireplace and two sofas; three good sized bedrooms (one with wardrobe), gas central heating with combination boiler; uPVC double glazing. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, location and charm of the accommodation on offer. Sorry no smokers. Sorry no pets. Available 11/01/21. Part Furnished. Deposit £1,032.

ROOM MEASUREMENTS**LOUNGE** 14' 0" x 12' 10" (4.27m x 3.91m) max**DINING ROOM** 27' 5" x 14' 0" (8.36m x 4.27m) max**STAIR AND LANDING** 9' 6" x 7' 6" (2.9m x 2.29m) max**DOUBLE BEDROOM ONE** 14' 1" x 13' 1" (4.29m x 3.99m) max**BEDROOM TWO** 8' 10" x 8' 5" (2.69m x 2.57m)**BATHROOM** 6' 3" x 5' 3" (1.91m x 1.6m) max**SECOND FLOOR DOUBLE BEDROOM THREE** 14' 1" x 13' 10" (4.29m x 4.22m) 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

9.00am – 5.30pm

Saturday

9.00am – 4.00pm

Sunday & Bank Holidays

Closed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	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.