



HOME

MARKETING & MANAGEMENT

HAZELHURST COURT, LS28 9NW

£1,200 PCM

Three bedroom detached bungalow

Large gardens

Open plan lounge and dining area

Double Drive

Double Garage

Gas Central Heating

Upvc Double Glazing

Unfurnished

Available 29.08.23

Deposit £1,384



£1,200 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport
 A impressive and spacious three bedroom detached bungalow with large gardens, double drive and double detached garage located in a popular area of Pudsey. Will be of particular interest to professionals and families seeking a large well presented home which benefits from: open plan lounge and dining area; modern fitted kitchen with integral dishwasher, integral fridge, integral freezer ;three good sized fitted bedrooms (one with en-suite shower room); Upvc double glazing; gas central heating.
 Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size, location and proportions of this impressive home. Sorry no smokers. Sorry no pets. Available 29.08.23. Unfurnished. Deposit £1,384.



ROOM MEASUREMENTS

- HALL** 9' 8" x 4' 0" (2.95m x 1.22m)
- INNER HALL** 4' 3" x 15' 7" (1.3m x 4.75m)
- KITCHEN** 9' 9" x 11' 9" (2.97m x 3.58m)
- LIVING ROOM** 11' 0" x 16' 3" (3.35m x 4.95m)
- DINING ROOM** 9' 9" x 11' 10" (2.97m x 3.61m)
- BATHROOM** 7' 6" x 7' 3" (2.29m x 2.21m)
- BEDROOM 1** 11' 1" x 13' 1" (3.38m x 3.99m)
- EN-SUITE** 8' 9" x 3' 2" (2.67m x 0.97m)
- BEDROOM 2** 9' 10" x 10' 7" (3m x 3.23m)
- BEDROOM 3** 8' 8" x 6' 8" (2.64m x 2.03m)

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
 E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy efficiency.

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.

OPENING HOURS

Pudsey Office

Monday to Friday **8.30am – 5.00pm**
 Saturday **9.00am – 1.00pm**
 Sunday & Bank Holidays **Closed**

