

HOME
MARKETING & MANAGEMENT

STABLES, CLAREMONT, CLARENDON ROAD, LS2 9NZ

£999 PCM



Ground Floor Apartment
2 Double Bedrooms
Large Open Plan Living
Modern Integral Kitchen
Decked Patio Area
Modern Bathroom
Coach House Conversion
Electric Heating
Deposit £1152.00
Available Now. Part Furnished

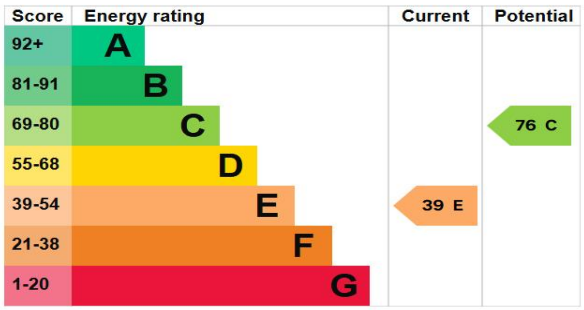












The graph shows this property's current and potential energy rating.

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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 part FURNISHED two double bedroom ground floor apartment situated in a converted Victorian Coach House close to LGI in Leeds City centre. Will be of particular interest to professionals seeking stylish and spacious accommodation in walking distance of Leeds City centre amenities and benefiting from: Electric heating; patio area; large open plan living kitchen area with integral dishwasher, washing machine, fridge with freezer compartment and wine cooler; two double bedrooms benefitting from triple glazing; modern stylish bathroom with designer fittings. Offers superb access to Leeds General infirmary, Leeds University and Leeds City Centre and an early inspection is recommended to appreciate the style, size and location of the accommodation on offer. Sorry no smokers. Sorry no pets. No Students. Deposit £1152.00. Available Now. Electricity, Water and Council Tax Rates will be added to the rent and due to the landlord monthly until independent meters are set up.

ROOM MEASUREMENTS

LIVING KITCHEN 26' 6" x 15' 7" (8.08m x 4.75m) max
HALL 34' 4" x 3' 5" (10.46m x 1.04m) max
DOUBLE BEDROOM 1 11' 5" x 10' 8" (3.48m x 3.25m) max
DOUBLE BEDROOM 2 11' 6" x 7' 2" (3.51m x 2.18m)
BATHROOM 11' 7" x 4' 0" (3.53m x 1.22m) max

UTILITY CHARGES The following charges will be due along with the rent monthly:
Water- £26
Wifi- £25
Council Tax- £100
Electricity- 30p per kwh

When the contracts come to an end the tenant will have a choice to renew or start a service in their own name.

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

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