



Bradford Road

Stanningley

LS28

Rent £750

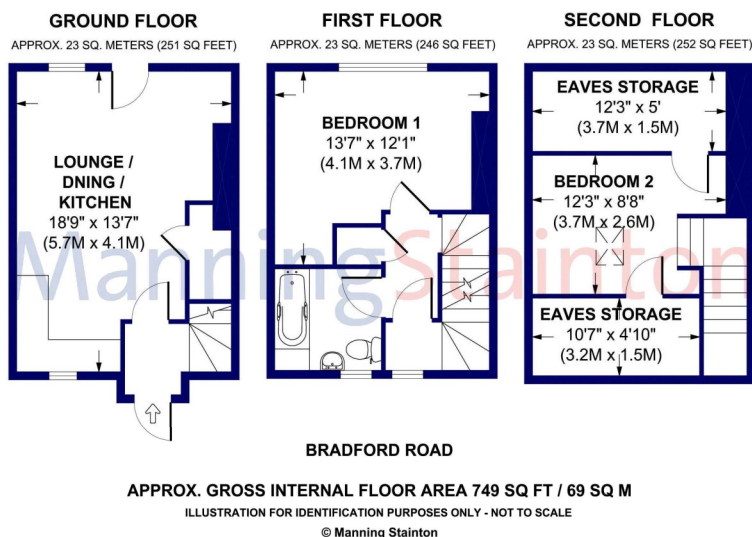
Deposit £865

ManningStainton

*helping people move*

We are delighted to offer for rent this newly refurbished two bedroom end terrace. The property has been remodelled to offer a modern living space, ideal for couples or small families.

The accommodation briefly comprises, to the ground floor: entrance hallway to the rear, open plan lounge/kitchen with large storage cupboard. To the first floor: landing, master bedroom and modern bathroom/WC. To the second floor: a double bedroom with large under eaves storage. Externally, there is off street parking available to the rear, with the added benefit of an electric car charging point.



### Viewing

By appointment only through our North Leeds Lettings branch available Monday – Friday 9.00 – 5.30 (apart from Wednesday 9.45 – 5.30) and Saturday 9-12

### Application Procedure

The property is offered subject to a formal tenancy agreement and satisfactory references. All tenants are required to pay rent in advance and a dilapidations deposit.

### Holding Deposit

If your application is provisionally accepted, we will take a holding deposit to reserve a property whilst reference checks and preparation for a tenancy agreement are performed. A further letter of explanation confirming the terms and conditions regarding this payment and your legal rights will be provided to you before your money is taken.

### Pets

Any pets agreed will be at the discretion of the Landlord. Should it be agreed the charge will be added to the monthly rent and detailed within the tenancy agreement. The additional charge to the monthly rent is £15 per pet per calendar month up to a maximum of £30 per calendar month.

