



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



22 Pinfold Way, Leeds, LS25 6LF

£725 Per Calendar Month

LB ADM Residential are delighted to present "FOR LET" Is this beautifully presented through-out, tastefully appointed, Two bedroomed semi-detached bungalow. Situated in this much sought after location of Sherburn in Elmet, which offers a variety of local amenities, bars and restaurants and is ideally located for the main arterial roads to Leeds, Tadcaster and York as well as close to Sherburn in Elmet train station servicing York - Hull and South Milford train station servicing York - Leeds. This delightful property boasts: gas central heating, double glazing, comprises of; Entrance side door leads to this modern kitchen with a dining room area, door leads to a spacious lounge, inner hallway with access to two bedroom and a modern shower room. Externally this property offers a well appointed garden to front with a large driveway leading to single detached garage and car port, to the rear a charming enclosed garden. Please call the agent on tel 01484-644555 to arrange a viewing. (unfurnished basis) highly recommended. *** Please note that a holding deposit will need to be taken to administration details can be found on www.admresidential.co.uk under rental fees.

PROFESSIONAL TENANCY, LONG TERM LET NEED ONLY APPLY, NON SMOKERS AND NO PETS PERMITTED IN THIS LET DUE TO ALLERGIES. *AVAILABLE FROM THE BEGINNING OF SEPTEMBER*

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ENTRANCE DOOR

Entrance side door leading to:-

KITCHEN



Modern fitted kitchen with window to side elevations, featuring a matching range of base and wall units in beach with complimentary roll edge laminate working surfaces, tiled splash backs, stainless steel sink unit and drainer with mixer taps. Integral electric oven with four ring gas hob, extractor hood over, plumbing for automatic washing machine, finished with chrome fittings and Vinyl flooring:-

DINING ROOM



Good size dining area with windows to front and side elevations, coved ceiling, gas central heating radiator, finished with carpet flooring:-

LOUNGE



Spacious lounge with window to front elevation, featuring modern fire surround with marble effect back and hearth, inset living flame, coal effect gas fire, coved ceiling, ceiling cornice, gas central heating radiator, finished with carpet flooring:

INNER HALL

Inner hall leading to:-

SHOWER ROOM



Modern fitted Shower room with window to side elevation, comprises of a shower cubicle, hand wash basin and w/c, gas central heating radiator.

BEDROOM ONE



Master bedroom with window to rear elevation, featuring, gas central heating radiator and finished with carpet flooring:

BEDROOM TWO



Second bedroom with window to rear elevation, featuring coved ceilings, gas central heating radiator:

EXTERNAL



The property boasts lawned gardens to front with shrub borders and mature hedges, large drive with ample parking leading to detached garage. To the rear: private enclosed part lawned and decked garden with maturing hedge and conifer borders,

FURTHER INFORMATION



COUNCIL TAX

COUNCIL TAX B

Tenants Information

NO FEES for the referencing due to the Tenant fee Act 2019

PROFESSIONAL TENANTS, NON SMOKERS AND SORRY NO PETS.

PLEASE NOTE HOLDING DEPOSIT REQUIRED of ONE WEEKS RENT

Security Deposit required

You must pass all referencing to proceed.

RENTAL INFORMATION

PROFESSIONAL TENANCY

NON SMOKERS AND NO PETS.

NO FEES TAKEN DUE TO ACT 2019 BAN ON FEES
HOLDING DEPOSIT 1 WEEKS RENT HELD FOR 14 DAYS

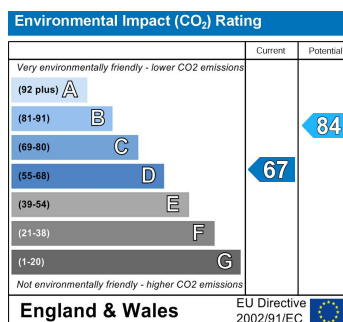
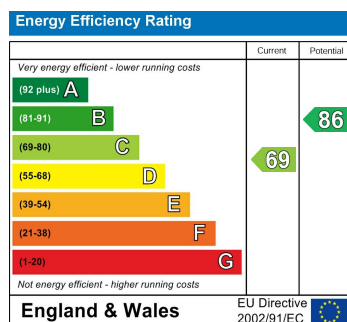
Security Bond (5 WEEKS OF THE RENT)

Prior to taking over a tenancy of any rental property with ADM we require the following information:

1. Proof of residency eg: recent bank statement or utility at the current address.
2. Identification, which could be passport or driving licence.
3. We require a holding deposit.
4. Right To Rent Checks Required
5. You must pass referencing without need of guarantor



Energy Efficiency Graph



BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.