



Pickering House, Towler Drive, Leeds, LS13

- ****DEPOSIT FREE OPTIONS AVAILABLE****
- DOUBLE GLAZING AND CENTRAL HEATING
- ALLOCATED PARKING
- COUNCIL TAX BAND- B
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- TWO BEDROOM FIRST FLOOR APARTMENT
- AVAILABLE: MAY 2026
- UNFURNISHED
- EPC RATING- B



£1,100 Per Calendar Month - Deposit £1,269 - ** Deposit Free option Available **

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DESCRIPTION

Hunters Bradford are delighted to present this charming, neutrally decorated flat, now available to let. This property offers an appealing balance of comfort and convenience, making it an ideal choice for couples or professionals.

The property boasts two generously sized bedrooms, including a master suite with its own en-suite facility. This feature lends a sense of luxury and privacy, a treat for those early mornings or late evenings. Additionally, the flat offers one more well-appointed bathroom to cater to all needs and ensure ease of living.

An inviting reception room provides a warm welcome to the home. The separate dining area creates an intimate space for meals, whether enjoying a quiet dinner for two or hosting friends.

The flat also includes a fully equipped kitchen, ready to handle anything from a quick breakfast to a full dinner party menu.

The property is rated B for Energy Performance Certificate (EPC), indicating a high level of energy efficiency, which not only benefits the environment but also results in lower energy costs. The council tax band for this property is B.

The location is a definite advantage, with easy access to public transport links, local amenities, and nearby parks, ensuring that everything you need is within reach. Unique features such as allocated parking and fob access add to the convenience and security of the property.

This flat is more than just a place to live - it's a space where quality of life is enhanced.

**** Flatfair's No Deposit solution ****

**** This property is available with flatfair's No Deposit solution, so you won't have to pay a traditional deposit. Instead, you would pay a small check-in fee equal to 28% of a month's rent (+VAT) – significantly less than a five week deposit. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damages that might occur.****





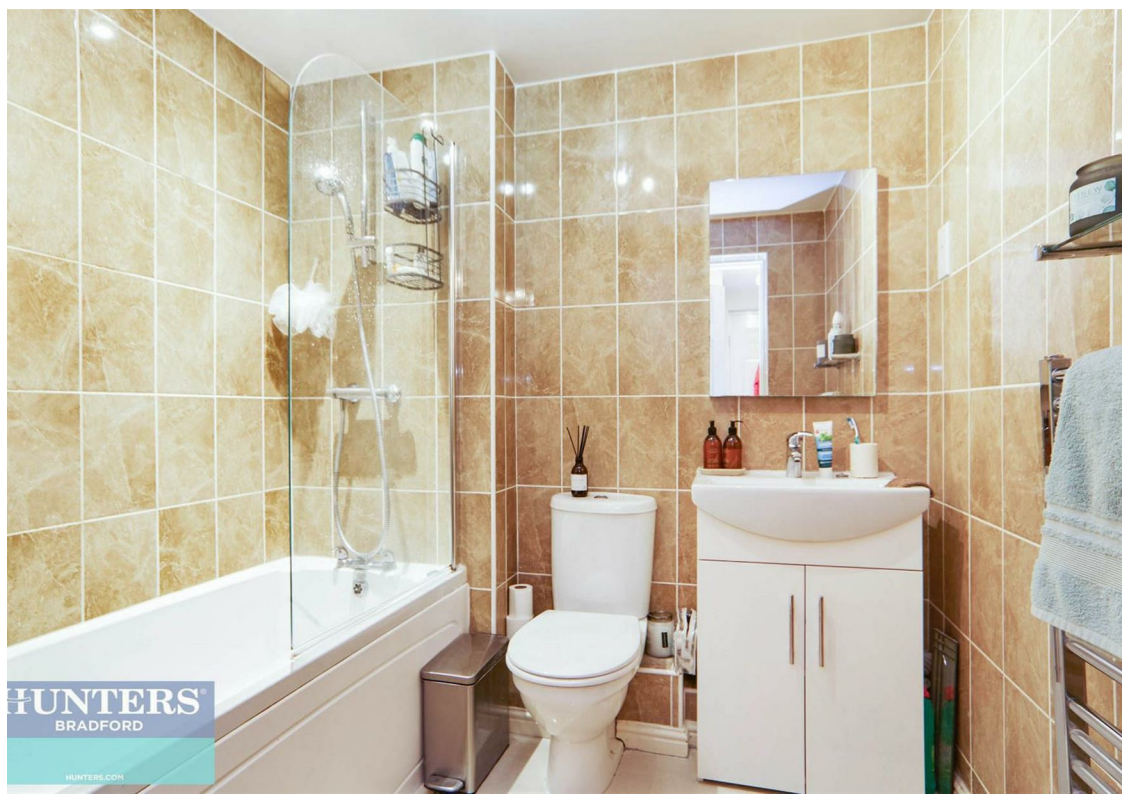
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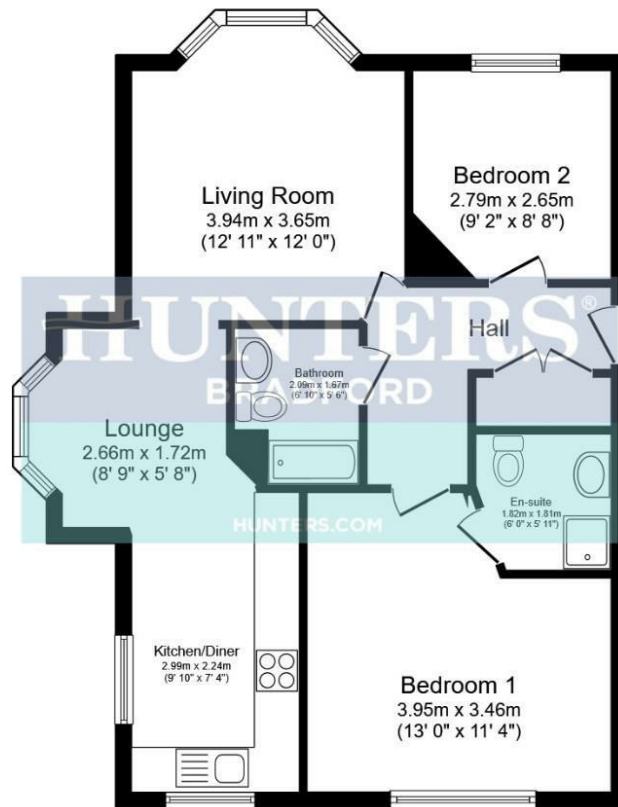
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Total floor area 65.7 sq.m. (708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

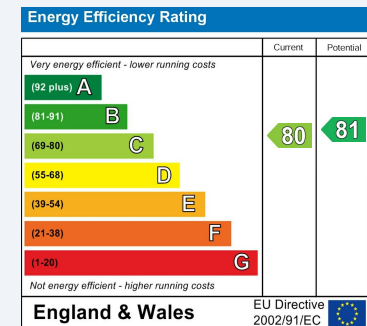
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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