



**5 Pullman House, 11 Tudor Way, Beeston,  
Leeds, West Yorkshire, LS11**

**Rent £850 Deposit £980**

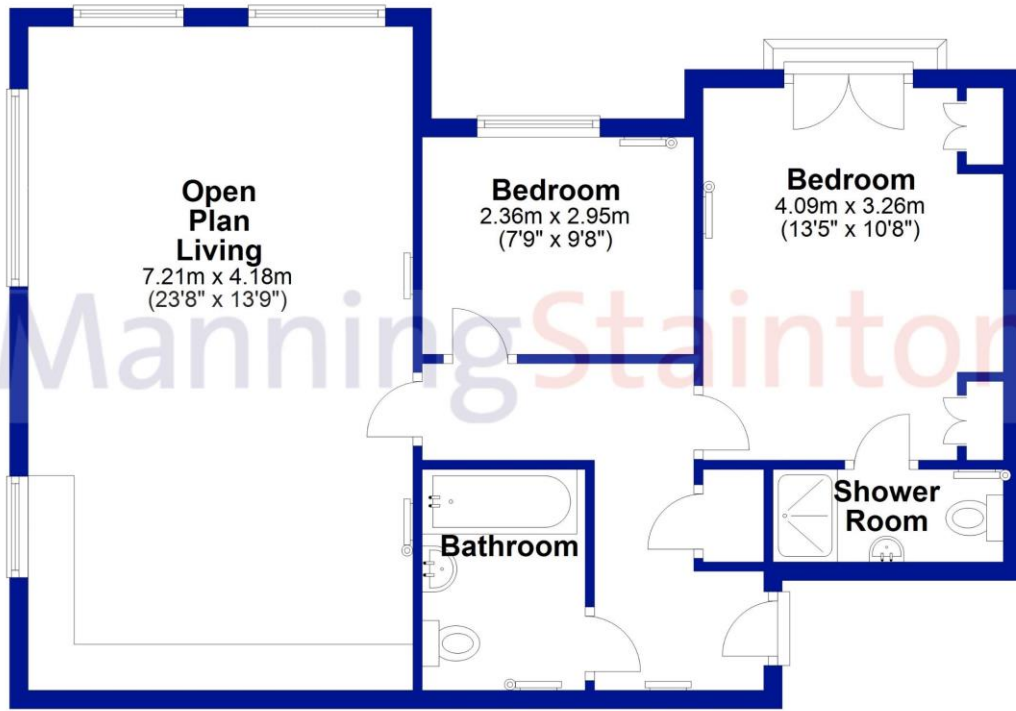
**ManningStainton**

*helping people move*



## Ground Floor

Approx. 66.9 sq. metres (720.4 sq. feet)



Total area: approx. 66.9 sq. metres (720.4 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Plan produced using PlanUp.

### Viewing:

By appointment only through our South Leeds Lettings branch available Monday – Friday 9.00 – 17.30 (apart from Wednesday 09.45 – 17.30) and Saturday 09:00 to 12:00.

### 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.

### Council Tax Band:

B

### Agents Notes:

All measurements have been taken using electronic measuring devices and are only approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

