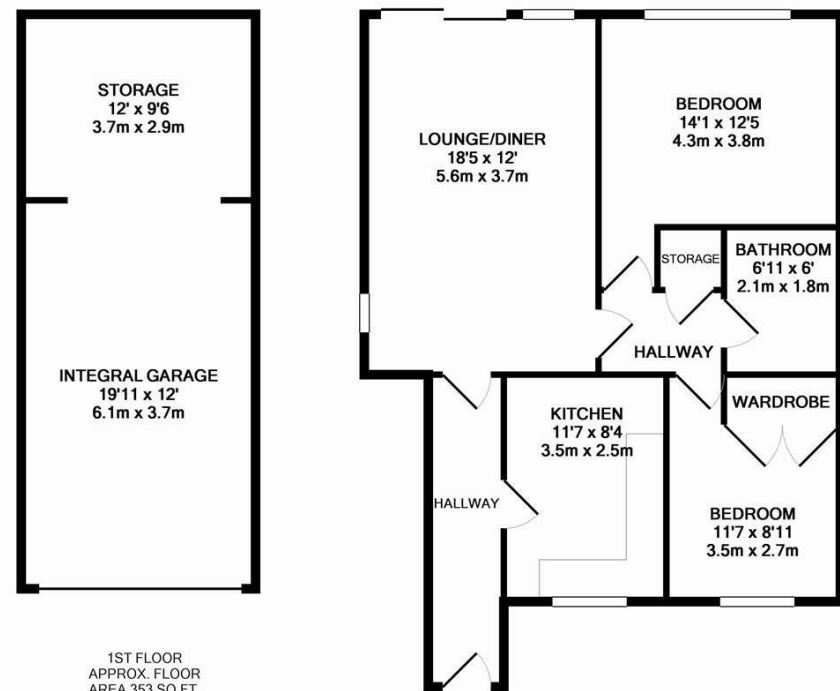


# HARDISTY AND CO



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2014

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

## Hardisty and Co – Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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# HARDISTY AND CO



Newlay Wood Rise  
Horsforth LS18 4LY

£925 PCM  
2 BEDROOM FLAT/APARTMENT

hardistyandco.com



AVAILABLE MID MARCH | UNFURNISHED/PART FURNISHED | TO BE REDECORATED BEFORE TENANCY COMMENCES | DELIGHTFUL, STONE BUILT EXECUTIVE STYLE APARTMENT, finished to the HIGHEST STANDARD . Located in a QUIET yet CONVENIENT spot, in HORSFORTH, just off NEW ROAD SIDE. Offering TWO DOUBLE BEDROOMS, with DRIVEWAY, GARAGE and GARDEN to the REAR. Excellent commuter links to LEEDS & BRADFORD City Centres. Close to CANAL SIDE WALKS. Sorry NO pets. Deposit apply. EPC C

**INTRODUCTION**  
The flat is to undergo redecoration before the tenancy commences - This delightful ground floor stone built executive style apartment has been fully modernised and improved and is presented to the highest of standards. The decor is modern and neutral throughout. The property boasts two double bedrooms, one with fitted wardrobes, driveway and garage with garden to the rear. The location is ideal, providing a quiet yet convenient spot. Commuter access links to Leeds and Bradford City Centres are excellent with frequent bus services, train station close by and road links between the two towns. Horsforth itself provides an array of amenities and facilities including shops, bars and restaurants and fantastic schools.

**LOCATION**  
Newlay Wood Rise is part of a small select development of executive properties situated close by to New Road Side. Horsforth has a superb selection of shops, banks, pubs, restaurants and eateries. The schools are varied for all ages and all have good reputations. The Ring Road (A6120) and the main (A65) offer excellent road links to all major centres including Leeds, Bradford, York and Harrogate and the motorway networks. Horsforth has its own train station providing services to Leeds, York and Harrogate and the Leeds & Bradford airport is only a short distance away. The NEW Railway Station on the old Kirkstall Forge site is now up and running. The canal/river runs close by and along with the woodland setting around this area provides a lovely place to walk and provides pleasant views. The city centre is easily commutable by bicycle, either along the canal path or the A65

**HOW TO FIND THE PROPERTY**  
From our office at New Road Side, Horsforth (A65) proceed towards Leeds City Centre. Take your fifth right turn, just after the tennis club, into Throstle Nest View. At the junction turn right into Newlay Wood Avenue and first left into Newlay Wood Gardens. At the bottom turn right and first left into NEWLAY WOOD RISE and the property is in an elevated position on the right hand side, identified by our 'TO LET' Board.

**HOLDING FEE & DEPOSIT**  
On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

**ACCOMMODATION**  
**TO THE GROUND FLOOR**  
Shared external staircase giving access to timber and glazed front entrance door leading into....

**ENTRANCE HALL**  
With neutral decor and ceiling coving. Wood effect flooring. Central heating radiator. Access into....

**BREAKFAST KITCHEN**



**11'7" x 8'4"**  
Spacious fitted kitchen, complete with a range of 'Beech' effect wall and base units with brushed chrome handles. Black marble effect work surfaces with inset one and a half bowl stainless steel sink and side drainer with modern mixer tap. Integrated dishwasher, 'Whirlpool' electric oven, Halogen hob and extractor hood over, plumbed for automatic washing machine, space for full sized fridge freezer. Tiled splash-backs with neutral decor to the remainder. Ceramic tiled flooring. Double glazed timber window to the front elevation.

**LOUNGE/DINER**



**18'5" x 12'0"**  
With two-tone decor and ceiling coving and rose. Limestone fire surround with inset 'Living Flame' gas fire. Wood effect flooring. Central heating radiator. Sliding patio doors to the rear elevation overlooking the rear garden. Double glazed timber windows to the side and rear elevations.

**INNER HALL**  
With neutral decor, due to be re-decorated and re-carpeted. Cupboard providing good storage space. Door into...

**BEDROOM ONE**



**12'5" x 13'8"**  
A great size master room, due to be re-decorated and re-carpeted. Central heating radiator. Double glazed timber windows to the rear elevation with pleasant garden views.

**BEDROOM TWO**



**11'8" x 8'11"**  
A second good sized double bedroom again with neutral decor and the added benefit of fitted wardrobes. Central heating radiator. Double glazed timber window to the front elevation.

**BATHROOM**  
**6'11" x 6'0"**  
A newly fitted house bathroom. Three piece white suite comprising WC, wash hand basin, bath with thermostatic shower fitted and a glazed shower screen. Ceramic tiled flooring. Central heating radiator. Extractor fan.

**OUTSIDE**



There is a brick block paved driveway to front leading to larger than average garage 20' 9" x 15' 5" (max) with roller shutter door, power and light, with a further room measuring 12' 0" x 9' 7" at the rear, ideal for use as workshop/store/gym room and has useful bike storage. (Will be part used by the landlord) There is a new outdoor patio and superb lawned garden to the rear partially enclosed with lovely peaceful setting backing onto woodland. The proportion of garden included with the let is from the patio doors and runs in line with the extent of the building. Garden maintenance included. Bin store.



**MANAGED BY LANDLORD**

**BROCHURE DETAILS**  
Hardisty & Co prepared these details, including photography, in accordance with our estate agency agreement.

**SPECIAL NOTICE**  
We understand that the rear garden area is shared by three flats, but each flat has a separate open area that they each use.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>73</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	