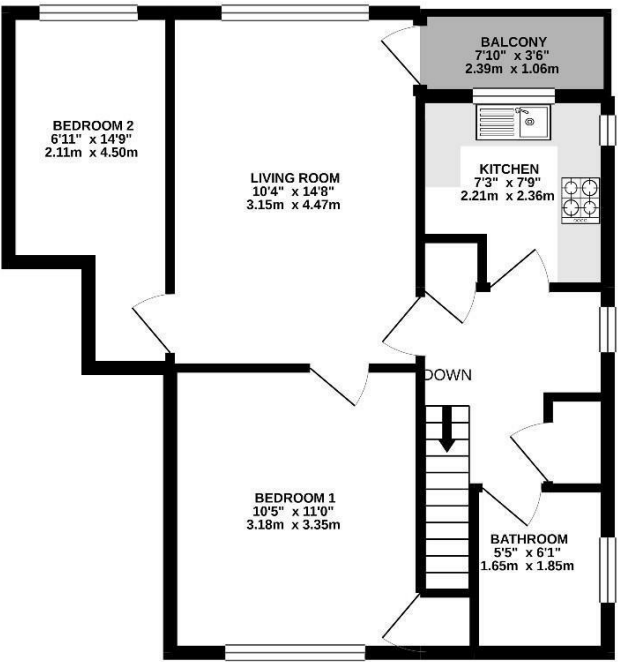


HARDISTY AND CO

1ST FLOOR
548 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (51.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of this floorplan, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their equality or efficiency can be given.
Made with floorplan.co.uk

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. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. 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



Old Farm Close
West Park

£125,000

2 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION
A modern, spacious and stylish two double bedroom first floor apartment can be found in this lovely leafy, cul de sac setting, close to amenities, schools, the train stations at Horsforth and Kirkstall and great bus/road links! Priced to sell the property has been completely refurbished by the current vendor and now offers a high specification finish throughout along with stylish decor themes and quality fixtures and fittings. Sitting in well tended gardens and with a delightful balcony off the lounge/diner, this home will not be around for long! Comprises, staircase up to the first floor, spacious private landing with useful fitted storage, a modern grey fitted kitchen with integrated electric oven, gas hob, extractor fan and fridge freezer, a lovely, light and airy lounge/diner with ample dining space and access out to the balcony where you can add a couple of chairs and a table and maybe some colourful pots, two good size bedrooms and a modern, fully tiled shower room. This home is sure to attract a high level of attention, call us now to avoid disappointment!

LOCATION
The property is ideally situated close to the amenities of Spen Lane, including the Co-Op, local shops and take-aways. The Holt Park shopping complex has an Asda supermarket, swimming pool/leisure centre and various other shops and this is within a short distance. This location also offers easy access to Otley Road (A660) and the Ring Road (A6120) which provide major links to the motorway networks and bus services into the center of Leeds. For the more traveled commuter, Leeds - Bradford International Airport is only a short car ride away. The neighbouring villages of Adel and Horsforth are very accessible from here and offer an abundance of shops and banks etc, whilst Headingley is within walking distance with its vibrant & eclectic mix of amenities, which includes Headingley Stadium where first class rugby and cricket can be enjoyed. There are a variety of restaurants, coffee bars and eateries in the area catering for all tastes and age groups. Lawnswood high school is within a short walk.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS16 5DG.

ACCOMMODATION

GROUND FLOOR
Side entrance door to ...

ENTRANCE HALL
With staircase up to the ...

FIRST FLOOR

LANDING
A light and airy landing with window to the side elevation, two useful fitted storage cupboards and access to the loft via a hatch. Doors to ...

KITCHEN



7'3" x 7'9"
A modern grey Shaker style fitted kitchen with laminate worksurfaces and modern wood effect flooring. Integrated Bosch appliances, including electric oven, four point gas hob, extractor fan over and fridge freezer. Stainless steel sink and side drainer with mixer tap, modern tiling to splashbacks and recessed spotlighting - lovely finish and lots of natural light from the dual aspect windows to the side and front elevations (onto the balcony).

LOUNGE/DINER



10'4" x 14'8"
A good size, bright lounge/diner again, with stylish finish, pleasant outlook to the front over open grassed area and access to a ...

BALCONY
7'10" x 3'6"
Could fit a couple of chairs out here and some colourful pots! A very pleasant space!

BEDROOM TWO



6'11" x 14'9"
A double bedroom, accessed from the lounge/diner, at the front of the apartment with that lovely open view, nicely finished with wood effect flooring.

BEDROOM ONE



10'5" x 11'0"
A double bedroom at the rear of the apartment with neutral decor theme, useful fitted storage and wood effect flooring.

SHOWER ROOM



5'5" x 6'1"
Fully tiled to walls and floor with travertine natural stone and

incorporating a modern suite with a shower enclosure, thermostatic shower, WC and pedestal wash hand basin with mixer tap. Recessed spotlighting, extractor fan and heated towel rail. Vanity mirror above basin and window to the side elevation.

OUTSIDE



There's a pleasant, well maintained garden to the rear - perfect for sitting out and on street parking cul de sac parking.

LEASEHOLD & RELATED CHARGES
We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.
Length of Lease years - with 96 remaining as of 2021 - Ground Rent £187 P.A and Maintenance charge is included in this.
Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

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

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	