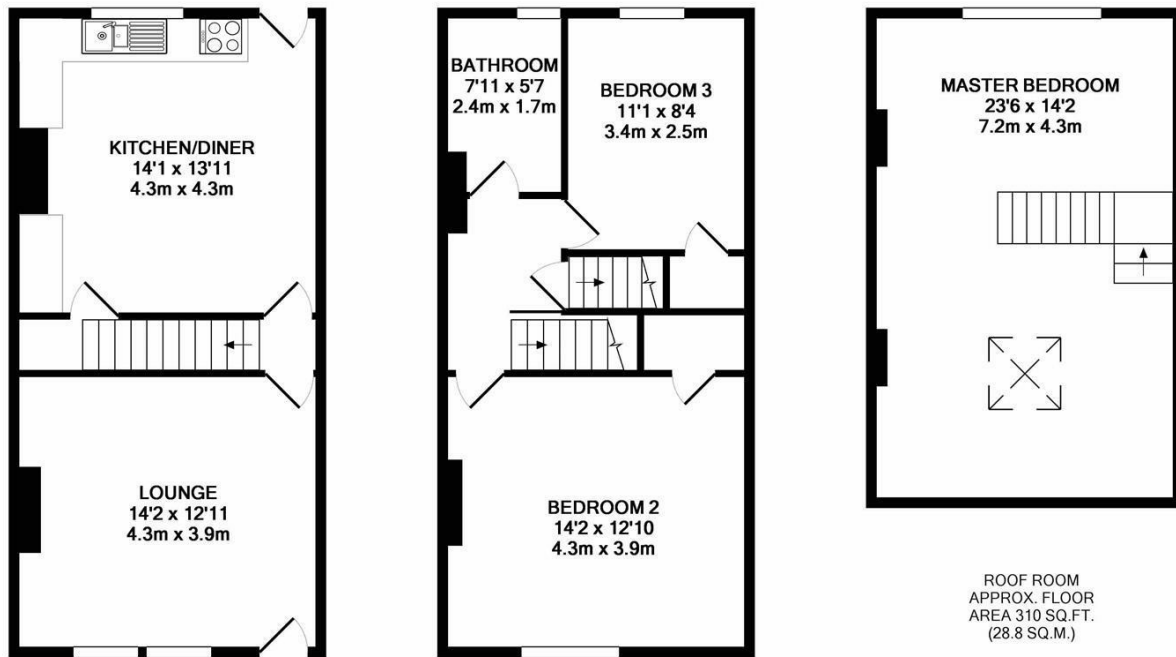


HARDISTY AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 SQ.M.)

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 ©2017

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



Carrington Terrace
Guiseley LS20 8DN

£895 PCM

3 BEDROOM HOUSE -
TERRACED

hardistyandco.com

AVAILABLE 3RD APRIL | UNFURNISHED | DEPOSITS APPLY | EXTREMELY SPACIOUS, STONE terraced home set over THREE floors & with USEFUL CELLAR. DELIGHTFUL CHARACTER throughout & comprises, good size LOUNGE, KITCHEN DINER, INNER HALLWAY, TWO DOUBLE beds., to 1st floor & LARGE MASTER bedroom to 2nd floor. CENTRAL Guiseley location, A WALK TO TRAIN ST., & amenities. SCHOOLS closeby. ENCLOSED PAVED PATIO to rear & PAVED area to front. CATS WELCOME. EPC - D

INTRODUCTION

Extremely spacious, three bedroomed stone terraced home situated in this most sought after and central Guiseley location. A walk away from the train station, local amenities, schools and with excellent transport links to Leeds and Bradford centres. Offering accommodation over three floors as well as useful cellar space, comprises, to the ground floor, a delightful lounge with feature cast iron fireplace and large window to the front elevation allowing natural light to flood in, a good size kitchen/diner with a range of traditional, farmhouse style wall, base and drawer units, feature cast iron fireplace and with ample space for table and chairs and the inner hallway gives access to the staircase to the first floor. There are two double bedrooms to the first floor and a three piece house bathroom with shower over the bath. To the second floor is a large master bedroom which is a fantastic size, has inset spotlighting, window to the rear elevation and Velux window. Outside there are paved areas to the front and rear, the rear being enclosed by stone walling and a gate - a lovely patio area to sit out on and enjoy the sunshine!

LOCATION

Carrington Terrace is situated close to the town centre of Guiseley which offers a range of local amenities including supermarkets, banks, Post Office, individual retailers and leisure facilities. The business centres of Leeds and Bradford are easily accessible by road, or by rail from Guiseley railway station. For the more travelled, Leeds/Bradford airport is a short drive away.

HOW TO FIND THE PROPERTY

From our office at Otley Road (A65) travel towards Guiseley and turn right at the Station Hotel traffic lights onto Victoria Road, turn first right onto Cavendish Road and Carrington Terrace is first turn on the left. The property, can be identified by our To Let board. Post Code - LS20 8DN

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. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month. 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

GROUND FLOOR

Timber and glazed entrance door to ...

LOUNGE



14'2" x 12'10"

A lovely reception room with feature period cast iron fireplace for decorative purposes only, neutral decor and carpets and delightful character features including ceiling coving, picture rail and ceiling rose. A lovely light room with a window to the front elevation.

KITCHEN DINER



13'11" x 14'0"

A good size with a traditional farmhouse style range of wall, base and drawer units and complementary worksurfaces. Feature cast iron fireplace, ceiling coving and rose and tiled floor. There is a door out to the rear garden and window with pleasant outlook to the rear. A door leads to the inner hallway where there is the staircase up to the ...

LOWER GROUND FLOOR

CELLAR

Providing useful storage space and housing the central heating boiler and has plumbing for a washing machine.

FIRST FLOOR

BEDROOM TWO



14'2" x 12'9"

A good size double bedroom with door to useful wardrobe space and window to the front elevation.

BEDROOM THREE



11'1" x 8'3"

A double bedroom with further useful storage cupboard and window to the rear elevation.

BATHROOM



5'6" x 7'11"

Fitted with white three piece suite with NEW shower over the bath and contrasting blue splashback tiling and bath panel. Window to the rear.

SECOND FLOOR

MASTER BEDROOM



23'6" x 14'1" (max)

Fantastic size with stunning features, inset spotlighting, neutral decor theme, large window to the rear elevation and Velux window.

OUTSIDE



There is a paved area to the front and an enclosed paved patio area to the rear secured by stone walling and a gate.

MANAGED BY AGENT

BROCHURE DETAILS

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

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 61 | 84 | 53 | 82 |

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 61, Potential: 84.

Environmental Impact (CO₂) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 53, Potential: 82.

England & Wales EU Directive 2002/91/EC