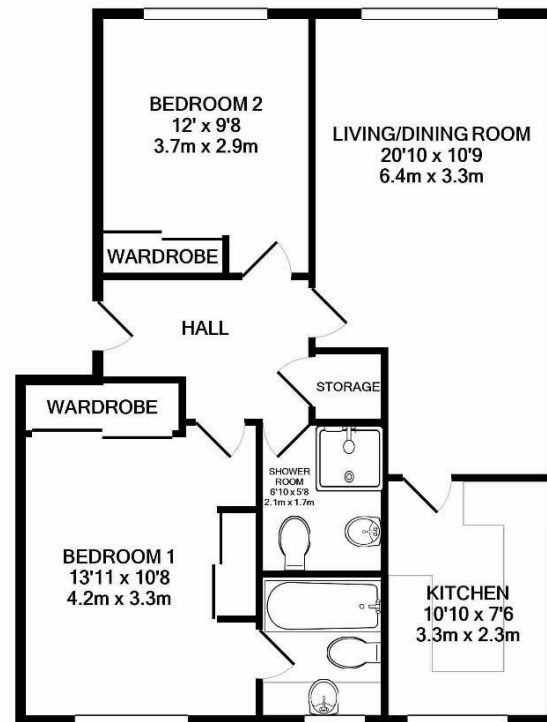


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 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 ©2020

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



**The Lane**  
Alwoodley LS17 7DT

**£950 PCM**  
2 BEDROOM FLAT/APARTMENT

hardistyandco.com

AVAILABLE END OF APRIL | UNFURNISHED | DEPOSITS APPLY | An EXCITING OPPORTUNITY in such a QUIET CUL DE SAC SETTING of The Court! TWO DOUBLE bed., GROUND FLOOR APARTMENT, BEAUTIFULLY PRESENTED in SOUGHT AFTER residential area of North Leeds, close to Adel Woods, Alwoodley Park, great amenities, SCHOOLS & TRANSPORT LINKS! Ideal for those downsizing, young professionals or investors alike! COMMUNAL ENTRANCE HALL, private entrance, FABULOUS OPEN LOUNGE/DINER with lots of natural light, modern fitted kitchen, TWO generous beds., MASTER with ENSUITE BATHROOM & house SHOWER ROOM. Sits in PRIVATE, well maintained communal gardens with PARKING to the front. Early viewing a must! EPC - C

**INTRODUCTION**

Exciting opportunity for those downsizing, young professionals - A stunning, beautifully presented ground floor two double bedroom, two bathroom apartment in a sought after residential area of North Leeds, near Adel Woods, Alwoodley Park and is within easy vehicular access to local shops as well further amenities on Moortown Corner, which includes the Marks and Spencer's Food Hall as well as Moor Allerton Retail Park with Sainsbury's and Homebase. Set down a quiet cul de sac within the beautifully maintained residential location of The Court, comprises, to the ground floor, communal entrance hallway leading to a private entrance hall. A spacious lounge/diner with views over the front aspect and ample space for dining furniture and sofas, leading to a modern, fully fitted kitchen with all the integrated appliances you will need and lots of storage and worktop space. The two bedrooms are a generous size, the Master with modern ensuite bathroom and there is a house shower room too! Externally there are private, well tended communal gardens and resident parking to the front.

**LOCATION**

This property is located within Alwoodley - a highly regarded suburb within North Leeds which really does not get much better. Offering excellent access links into the City centre and surrounding business regions, Harrogate, Ikley Wetherby etc. Extensive shopping and leisure facilities are on hand within a short drive, including fabulous amenities at Moortown Corner, Moor Allerton complex, Street Lane, and Chapel Allerton - all vibrant social hubs too! For sports and leisure lovers there are abundant golf courses nearby including Alwoodley, Moor Allerton, Moortown, Leeds Golf Centre etc, as well as David Lloyd Leisure centre and Chapel Allerton Lawn Tennis and Squash club all close by. Schools of excellent repute can be found within a short distance along with The Grammar School. Beautiful countryside walks can be enjoyed within Harewood House grounds and at Roundhay Park where tennis courts are also located.

**HOW TO FIND THE PROPERTY**  
SAT NAV - Post Code - LS17 7DT

**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.

**ACCOMMODATION**

**GROUND FLOOR**

Steps up to entrance door ...

**COMMUNAL ENTRANCE HALL**

Giving access to private entrance door ...

**PRIVATE ENTRANCE HALL**

With modern wood effect flooring, useful fitted storage and door to ...

**LOUNGE/DINER**



**20'10" x 10'9" (max)**

A most impressive, spacious, light and airy room with ample dining and sofa space! Modern wood effect flooring, feature granite fireplace housing a gas fire and large window to the rear elevation - fabulous!

**KITCHEN**



**10'10" x 7'6"**

Modern fitted kitchen with the continuation of the flooring, Shaker style range of cream wall, base and drawer units with timber worksurfaces. Lots of storage and worktop space! Window to the front elevation, recessed spotlighting and under counter lighting. Integrated electric oven, halogen hob, stainless steel cooker hood, dishwasher, full size fridge freezer and washing machine. Stainless steel sink and side drainer with mixer tap and with metro style tiling to splashbacks.

**BEDROOM ONE**



**13'11" x 10'8" (min)**

A good size double bedroom with pleasant outlook to the front and with a range of quality fitted furniture with sliding doors. Door to ...

**ENSUITE BATHROOM**



**6'7" x 5'8"**

A modern ensuite bathroom with thermostatic shower over the bath, glass shower screen, WC and basin set into vanity unit. Ladder central heating radiator. Modern tiling to wet areas and tiled floor. Window to the front elevation.

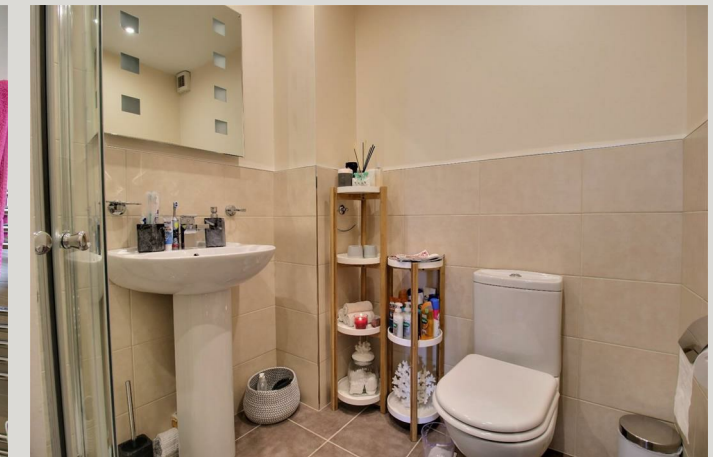
**BEDROOM TWO**



**12'0" x 9'8"**

A comfortable double bedroom with rear elevation outlook, a lovely light and airy room with neutral themes.

**SHOWER ROOM**



**6'10" x 5'8"**

A modern shower room with shower cubicle, thermostatic shower controls, WC and pedestal wash hand basin. Modern tiling to part walls and tiled floor. Vanity mirror and extractor fan.

**OUTSIDE**

The property sits in delightful, well maintained gardens and there is parking to the front.

**BROCHURE DETAILS**

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>	71	77
(55-68) <b>D</b>	69	75	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

