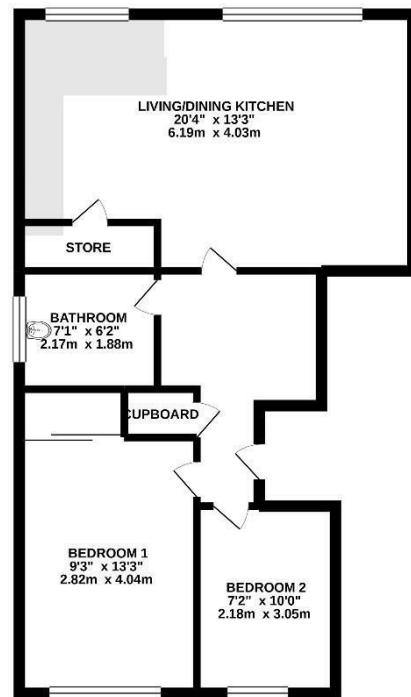


HARDISTY AND CO

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq.ft. (55.6 sq.m.) approx.
We have taken every care to ensure the accuracy of the dimensions contained herein. Measurements of rooms, corridors, closets and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been installed and no guarantee is given for their quantity or efficiency in the future.
 Made with Bluebeam 10/2011

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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 0113 2390012

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HARDISTY AND CO



Lawns Hall Close

Adel

£147,500

2 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION

A stunning example of a spacious, bright and beautifully appointed second floor apartment with a unique layout that incorporates a work from home area/study, which we believe is the first example of its type in this development. Situated in a prime, highly desirable Adel setting, amidst beautiful communal grounds, with excellent local amenities on hand, commuter links into the City, green spaces for walking/exercise and a variety of restaurants/coffee bars etc. Vibrant Headingley is within walking distance or just hop of the bus! The current vendor has up-dated/re-configured the apartment to include electrical works, modernisation, complete re-decoration etc. This property has secure Intercom access, is flooded with natural light and enjoys a pleasant outlook over the leafy communal grounds. Tasteful throughout and ready to move straight into, literally just place your furniture! Briefly comprising: Entrance hall with fantastic work from home area/study, storage cupboard & further recess. Fabulous open-plan living/dining/kitchen, with large pantry/store off. Two good sized bedrooms and a tasteful bathroom. Early internal viewing is highly recommended! There are garage blocks within the development with potential to rent a garage subject to availability.

LOCATION

Adel is a prime residential location in North-Leeds, enjoying a thriving village atmosphere, with a selection of amenities within a short distance. Eateries, cafes, shops, supermarkets, doctor's surgeries, health & beauty/hair salons, leisure and sports centres, plus an array of golf courses within a five mile radius. Bus and road access links into Leeds, Bradford, Harrogate, Otley & Headingley are on hand, with a train station in Horsforth and Headingley too. Adel Primary school and St John the Baptist primary are within walking distance, with two re-designed and re-built High Schools - Lawnswood and Ralph Thoresby slightly further. The Grammar School at Leeds has a bus pick-up/drop off point in Adel, as does Prince Henry's in Otley. Moorlands Independent/Prep School is a short distance away, Gateways public school is a few miles distant and Froebelian Independent/prep

school is located in Horsforth. For the more travelled commuter, Leeds-Bradford International Airport is a short distance away. Adel boasts Bedquilts recreation ground, a Memorial Hall where cricket, archery and squash can be enjoyed, with a drink in the bar after. The local Golden Acre Park offers perfect recreational space with a lake and lots of wildlife and by travelling only a short distance you will find stunning Otley Chevin, Harewood House and beautiful countryside walks. Leeds is recognised as one of the top Cities in the North, with its vibrancy, high quality shopping and plethora of eateries, bars & cafes.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS16 8HY.

ACCOMMODATION

TO THE GROUND FLOOR
Secure Telecom entry/buzzer panel through which access is gained into...

COMMUNAL ENTRANCE
With staircase leading to the second (top) floor.

TO THE SECOND FLOOR
Private access door into...

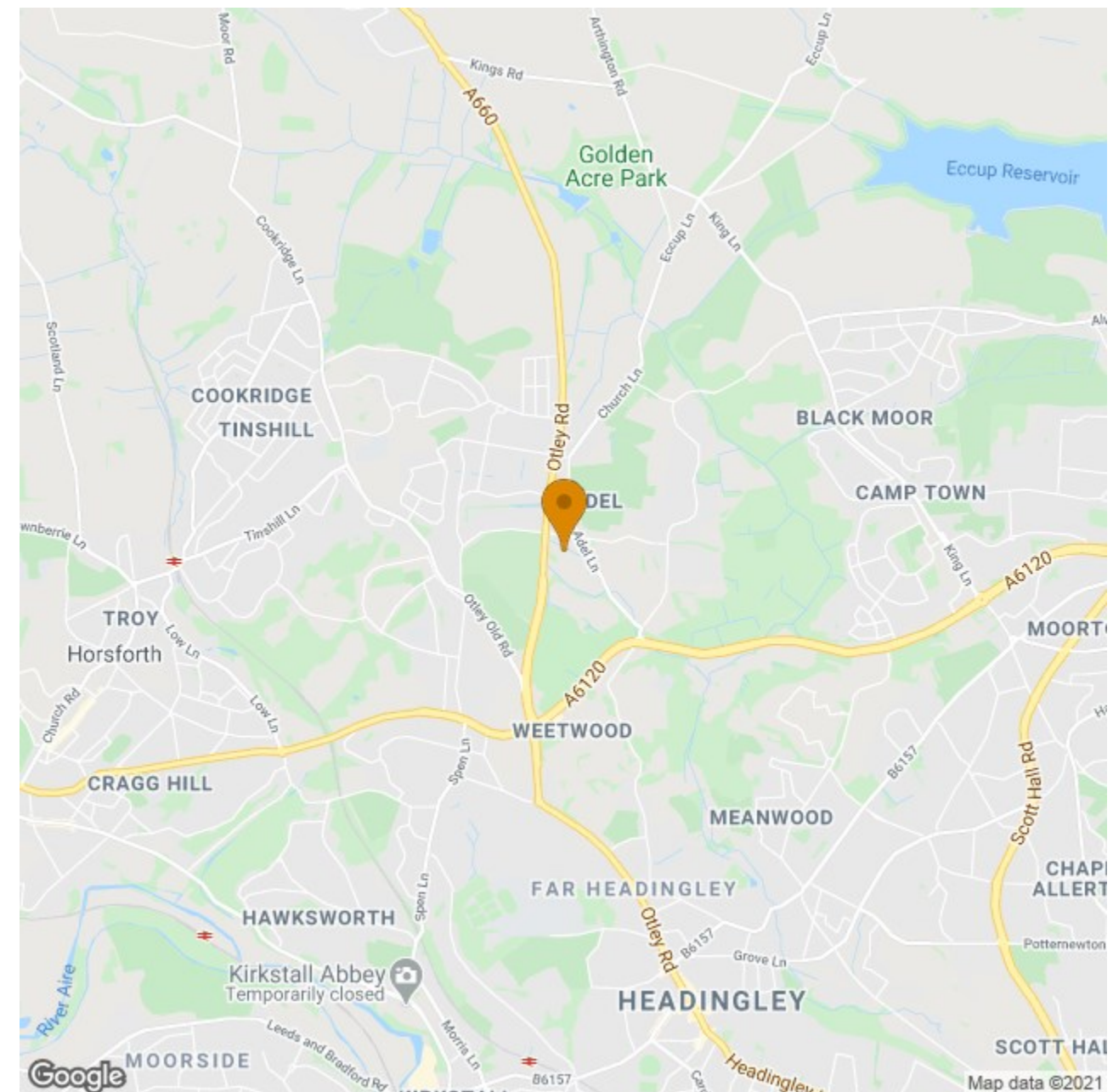
ENTRANCE HALL
A beautiful first impression of this stylish property. Neutral colour scheme which runs throughout the property. The vendor has created a spacious study/work from home area with Internet access in which you can place a desk and chair, very much suited to the current work ethos. Storage cupboard and further recess. Double timber/multi-paned doors open into the lounge/dining/kitchen and through which so much natural light floods, a superb feature that again, the vendor has added.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	68
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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



BATHROOM



6'1" x 7'4"

A smart bathroom fitted with a three piece suite comprising panel bath with thermostatic shower over and a glazed screen, low flush W.C and wash hand basin. Travertine tiling to wet areas, smart paint finish to the remainder. Window aiding natural light and ventilation.

TO THE OUTSIDE



The property sits within a smart development, set back from the road and boasting extensive, well maintained communal gardens with various seating areas where you can sit out and relax, enjoy a drink with friends etc. There is a communal BBQ & gazebo. There are a number of garages potentially available for rent for the residents of Lawns Hall Close. The vendor of No: 19 currently rents a garage for £10.00 per month. This arrangement is on a casual basis and with permission this arrangement could

potentially be transferred - any interested parties must satisfy themselves in this regard.

ADDITIONAL SERVICES - Disclosure Of Financial Interest

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/>

LEASEHOLD & RELATED CHARGES

Length of lease 999 years with 984 years remaining. Service Charge £70 per month. NO GROUND RENT PAYABLE. Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

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.

SPECIAL NOTICE

In accordance with the provisions of section 21 of the Estate Agents Act 1979, we hereby declare that the vendor of this property is a close relative of a member of our staff.

BROCHURE DETAILS

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



OPEN-PLAN LIVING/DINING/KITCHEN



20'4" x 13'3"

A beautiful room, full of natural light which pours through the floor to ceiling picture window. Television aerial point. Ample space for a large comfy sofa, small dining table etc. Lovely outlook over the pretty communal grounds. Open into the kitchen area which has quality 'Harvey Maria' flooring and is fitted with a range of shaker style wall, base and drawer units with timber effect work surface. Inset stainless steel sink, side drainer and 'Hose' mixer tap, ceramic tiled splash-backs. Integrated oven, hob and extractor. Space for 'American' style fridge/freezer. Plumbed for a dishwasher. Window overlooking the gardens. Door into a generous sized pantry/store which houses the boiler and is plumbed for a washing machine. The pantry also provides excellent additional storage space.

BEDROOM ONE



13'3" x 9'3"

A calm beautifully presented room. Large window. Fitted wardrobes providing good hanging/storage space. Ample room for a good sized bed, bedside cabinets etc.

BEDROOM TWO



10'0" x 7'2"

A small double room, ideal for sharers or guests alike. Lovely and bright with tasteful decor them. Space for a double bed.

