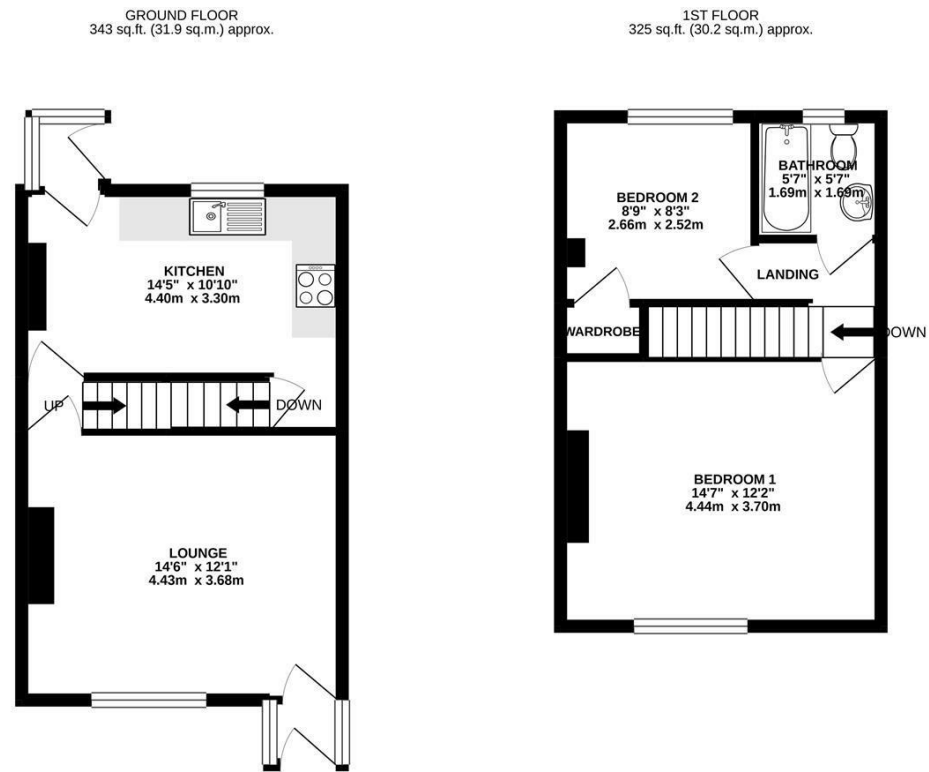


HARDISTY AND CO



TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Miroplan ©2023

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



Carlton Terrace
 Yeadon LS19 7ST

£725 PCM
 2 BEDROOM HOUSE -
 TERRACED

hardistyandco.com

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | DELIGHTFUL TWO bed., STONE terrace in this PRIME Yeadon location, minutes from Yeadon Tarn, the Park, excellent amenities, SCHOOLS & with great COMMUTER LINKS, the Airport is just on your doorstep. Outside space to the rear & on street parking - briefly, large, light & airy lounge, good size KITCHEN/DINER with access to rear porch & outside, generous MASTER bed., a single bedroom with FITTED STORAGE & modern white house bathroom. EPC - D

INTRODUCTION

| AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | Lovely two bedroom, stone terrace home sited in this prime Yeadon location, minutes from Yeadon Tarn, the Park, great amenities, schools and commuter links - Leeds Bradford International Airport is just on your doorstep! Really smart finish and ready to move into with outside space to the rear and on street parking, comprises, to the ground floor, a good size lounge with coal effect electric fire and lots of natural light, inner lobby with staircase up to the first floor and access down to the useful cellar. A modern fitted kitchen with contrasting units, solid wood flooring and integrated electric oven, halogen hob and extractor over offers ample dining space too and there's a washing machine and fridge freezer available. There is access from the kitchen diner to a back porch and then outside. Upstairs is a generous Master bedroom at the front of the house, a good size single with fitted storage to the rear and a modern, three piece white house bathroom with shower over the bath.

LOCATION

Carlton Terrace is ideally situated for The Tarn and local amenities of Yeadon

including supermarket, banks, Post Office, library, pubs, restaurants and a selection of individual retailers. Yeadon also has a Town Hall which hosts a variety of events. The city centres of Leeds, Bradford and Harrogate can be accessed by the nearby road network. For the more travelled commuter the Leeds Bradford airport is a short drive away.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS19 7ST.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE PORCH

Part glazed, perfect shelter from the elements with door to the ...

LOUNGE

14'6" x 12'1"

Such a good size, light and airy reception room with neutral decor theme, light carpet and feature fireplace housing an electric coal effect fire. Door to inner lobby with staircase up to the first floor and access to ...

KITCHEN/DINER

14'5" x 10'10"

Another good size space with contrasting grey and light timber fitted units, solid wood flooring and integrated electric oven, four point halogen hob and extractor fan over. Stainless steel splashback to hob. Washing machine and fridge freezer available. Ample space for table and chairs. Access down to the cellar, which provides useful storage, pleasant outlook to the rear and access to a rear porch and then out to the garden.

FIRST FLOOR

LANDING
With doors to ...

BEDROOM ONE
14'7" x 12'2"

A generous double bedroom at the front of the house with pleasant outlook, neutral decor scheme and light carpet.

BEDROOM TWO
8'9" x 8'3"

A single bedroom, space for bunk beds at the rear of the house with pleasant views, neutral decor and light carpet. Useful fitted storage.

BATHROOM
5'7" x 5'7"

A modern, white house bathroom, part tiled to wet areas in neutral ceramics, incorporates a WC, wash hand basin and bath with thermostatic shower over and glazed screen. Vanity mirror/storage above the basin and window to the rear elevation.

OUTSIDE

There's a paved outside space to the rear and outside drying area along with on street parking to the front.

BROCHURE DETAILS

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

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.

