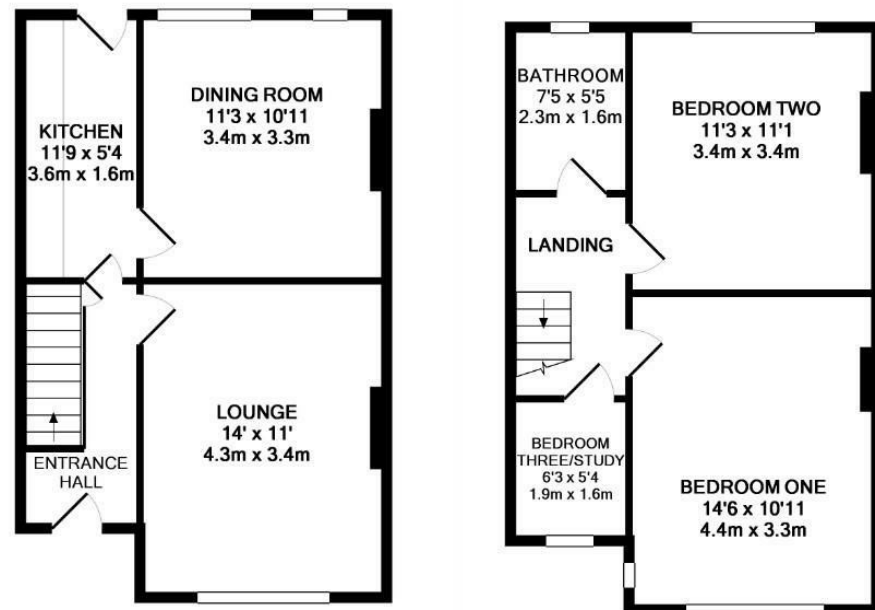


HARDISTY AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 396 SQ.FT.
(36.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 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 ©2014

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



Charles Street
Horsforth LS18 4QH

£1,050 PCM
3 BEDROOM HOUSE

hardistyandco.com

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | MODERN THREE BEDROOM Town house. COMPLETELY REFURBISHED and extremely well presented and READY TO MOVE INTO. Set in a superb location just off New Road Side so ideally located for excellent schools, shops, transport and road links including the A65 and access to motorway links. Accommodation briefly comprises, to the ground floor: Newly decorated MODERN KITCHEN, great size lounge and separate dining room. To the first floor: two great size DOUBLE BEDROOMS, one smaller room and a new fitted MODERN BATHROOM. GARDENS to both the front and rear. ON STREET PARKING. No pets or smokers. As part of the landlord's ongoing improvements & renovations to the property, new window frames have been ordered and will shortly be installed together with the hard-landscaping of the front garden. EPC - D

LOCATION

Commuting is easy, both the A65 and A6120 are on hand providing major links to the motorway networks, and the centres of Leeds, Bradford, York and Harrogate. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is excellent catering for all tastes and age groups. Across the other side of the village is the Horsforth train station providing services to Leeds & Harrogate. This property really would make an ideal home for young professionals wanting to live in a popular location with every convenience close by.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up towards the Horsforth Roundabout. Take your first right turn into Charles Street. The property, No 23 can be identified by our 'To Let' sign.

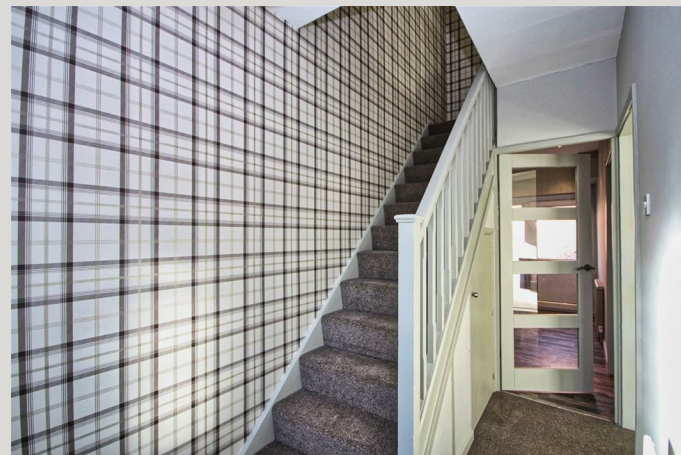
HOLDING FEE & DEPOSIT

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.

ACCOMODATION

GROUND FLOOR
uPVC door leading to..

ENTRANCE HALL



The entrance hall is bright and airy, carpeted throughout with accent decor to one wall.

LOUNGE



Very good size room, neutrally decorated with subtle feature wallpaper in both alcoves and carpeted throughout. Feature electric fire, central heating radiator and large uPVC window with front aspect allowing plenty of natural light into the room.

DINING ROOM



Great space for entertaining. Neutral decor and carpet throughout. Central heating window and large uPVC window to the rear of the property.

KITCHEN



Beautifully presented modern fitted kitchen with a range of white wall, drawer and base units and down spotlights and chrome sink with mixer tap. Integrated electric oven with 4 ring gas hob and extractor fan over, dishwasher, free standing fridge freezer. Neutral splash back tiles with complimentary wood effect work tops. Dark wood effect flooring and door to back yard area. A washing machine is also provided under the stairs.

SECOND FLOOR

LANDING

Feature papered walls and brown/neutral carpet throughout. Loft ladder leads to full height, partially boarded loft with plenty of storage space.

BEDROOM ONE



Great size double room with large uPVC window out looking the front of the property. Neutral walls and carpet throughout with new central heating radiator.

BEDROOM TWO



A second great size double bedroom, neutrally decorated and carpeted. Central heating radiator and uPVC double glazed window looking to the back of the property.

BEDROOM THREE



Very useful third bedroom/study space, neutrally decorated and carpeted with uPVC window and central heating radiator.

BATHROOM



Stunning newly fitted modern bathroom suite comprising of white bath with shower over, WC and hand wash basin with chrome fittings. Fitted wall and base units giving plenty of storage, mirror and chrome heated towel rail. uPVC double glazed window. Sand coloured tiled flooring and stone coloured tiles to most of the room. Neutrally painted to the rest.

GARDEN



To the front of the property there is an enclosed garden area and to the rear an enclosed pebbled area with gate.

MANAGED BY LANDLORD

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
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

