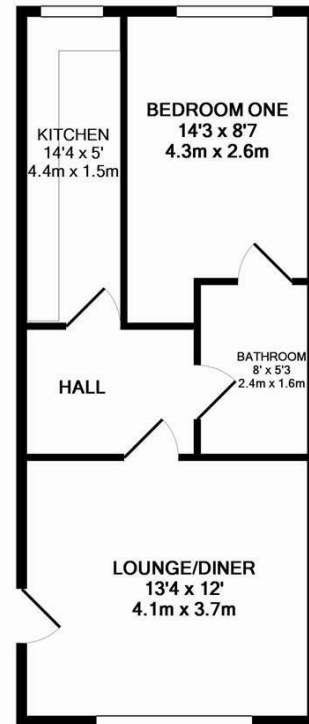


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 428 SQ.FT. (39.8 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 ©2016

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



Croft Court  
Horsforth LS18 4BA

£650 PCM  
1 BEDROOM FLAT/APARTMENT

hardistyandco.com



AVAILABLE 3RD APRIL | UNFURNISHED | DEPOSITS APPLY | GREAT DEVELOPMENT on Town Street, PERFECT for amenities & transport links - QUIET yet CENTRAL. SUPER CONDITION with MODERN kitchen & bathroom, Gas C/H & D/Glazing. DOUBLE BEDROOM GROUND FLOOR APARTMENT with EASY ACCESS & READY TO MOVE INTO! WELL KEPT COMMUNAL GARDENS, ALLOCATED PARKING & VISITOR PARKING. EPC - C

#### INTRODUCTION

We are delighted to offer for rent, in this most sought after location on Town Street, this one double bed roomed, ground floor apartment which is in superb condition gas central heating and double glazing. Briefly comprises:- Good size lounge/diner, modern and stylish kitchen and bathroom and bedroom with a range of fitted wardrobes. The property is sited in this most central Horsforth location, a walk away from all the amenities of Town Street, the train station and with excellent transport links to Leeds, Bradford, Harrogate and York. Ready to move into, there are well tended communal gardens, allocated and visitor parking.

#### LOCATION

Croft Court is situated just off Horsforth Town Street and would make a perfect home for all age groups. All the excellent amenities of Town Street are very close at hand including shops, banks, chemist, newly appointed doctors surgery and the Morrisons supermarket. In addition, there are a wealth of restaurants, cafes and public houses. Commuting is easy from the property with the Ring Road (A6120) and the main (A65) just a 'stones throw' away providing major links to nearby commercial centres. Horsforth has a train station situated at Station Road offering services to Leeds and Harrogate. The Leeds & Bradford Airport is located about a fifteen minute car ride away.

#### HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout and turn right into the Ring Road (A6120). Proceed to the traffic lights at the Eleventh Earl Public House and turn left into Fink Hill. This road becomes Church Road.

After the entrance to Morrisons car park turn right into Church Lane. At the junction with Town Street turn left and proceed up taking your second right into CROFT COURT. The property can be identified by our To Let board. Post Code - LS18 4BA

#### 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. 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

#### LOUNGE/DINER



#### 13'4" x 12'0"

Great presentation with modern, stylish contemporary paper decor to one wall and having a pleasant outlook over the gardens.

#### INNER HALL

#### 8'0" x 6'0" (max)

Really useful space with scope to create good storage.

#### KITCHEN



#### 14'4" x 5'0"

Stunning, with a modern, stylish and comprehensive range of fitted units incorporating integrated electric oven, four point gas hob and extractor over. Integrated tall fridge/freezer, pull out larder unit and plumbing for a washing machine. One and a half bowl sink and drainer with modern chrome block tap. The combi boiler is located in a cupboard within the kitchen.

#### BEDROOM ONE



#### 14'3" x 8'7"

A really nice size double bedroom with fitted wardrobes and pleasant outlook. Door to ...

#### JACK & JILL BATHROOM

#### 8'0" x 5'3"

Giving a feel of an en-suite yet with a door off the hall for guests too! Modern, stylish suite with larger shower cubicle, WC and wash basin. Extractor fan. Fully panelled and thus easy to maintain.

#### OUTSIDE



There is an allocated parking space and there are visitor parking bays within the parking forecourt. The communal gardens are well kept and presented.

#### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	78	75	83

The Energy Efficiency Rating chart shows a current rating of 71 (D) and a potential rating of 78 (C). The Environmental Impact (CO<sub>2</sub>) Rating chart shows a current rating of 75 (D) and a potential rating of 83 (B).