

# HARDISTY AND CO

Newlathes Road  
Horsforth LS18 4LG



£695 PCM  
PCM

# HARDISTY AND CO

AVAILABLE NOW | UNFURNISHED | DEPOSIT APPLY TWO Double bed Apt.

Part of an attractive stone conversion. excellent location off New Road Side with bars, restaurants, schools and transport links. Briefly comprises: Spacious lounge/diner, kitchen, two double bedrooms and bathroom, uPVC double glazed windows & gas central heating throughout. Allocated parking space. Communal gardens. Sorry no pets . EPC - To follow



## LOCATION

Newlathes Grange is situated just off Newlathes Road in a very popular area of similar residential private properties in Horsforth. Commuting to either Leeds or Bradford city centres by car or public transport is uncomplicated along the A65/New Road Side or the A6120/Ring Road. Both these main roads offer links to Harrogate and York. Horsforth village has three main streets, all of which offer a wide selection of shops, banks and supermarkets. Restaurants, eateries, bars and pubs are in abundance and cater for all tastes and age groups. There are good schools locally, for all ages, and Horsforth boasts two colleges of further education.

## HORSFORTH

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0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

otley@hardistyandco.com  
01943 468999

## LS12

ls12@hardistyandco.com  
0113 2310933

## DIRECTIONS

From our office at New Road Side (A65) proceed down to towards Leeds City Centre. Take your fourth right turn into Newlay Lane and proceed down the hill. The road splits into two, bear right into NEWLAITHES ROAD and turn right into Abbey Court. NEWLAITHES GRANGE is on the left-hand side of the road and can be identified by our 'TO LET' sign. FLAT 6, is situated on the top floor. Post Code LS18 4SA

## 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.

## ACCOMODATION



## GROUND FLOOR

Timber front entrance door leading into.

## COMMUNAL ENTRANCE HALL

Communal painted spindle and balustrade staircase. Neutral decor. Paved stone floor. Stunning leaded stained glass window to the front elevation Leading up to...

## LANDING

Private solid timber entrance door leading into...

## LOUNGE/DINER

A really fantastic sized room with excellent living and dining space, having neutral decor and carpet and ceiling cornice. Space for dining table. Ceiling pendants. Telecom entry receiver. Two large uPVC double glazed windows and central heating radiator..

## KITCHEN

Neutral decor. Fitted with a range of beech wall, base and drawer units with brushed steel handles and black working surfaces and flooring. Brushed steel four ring gas hob and oven.

Stainless steel sink and side drainer with matching mixer taps. uPVC double glazed window.

## INNER HALLWAY

Neutral decor. Door leading into.....

## BEDROOM ONE

Double bedroom with neutral decor and carpet. Fitted wardrobes, ceiling pendant. uPVC double glazed window and central heating radiator.

## BEDROOM TWO

Double bedroom with neutral decor and carpet. Central heating radiator and uPVC double glazed window.

## BATHROOM

White 3 piece suite with over bath shower, white wall tiles, neutral decor and laminate flooring.

## OUTSIDE

Communal gardens, car parking space for 1 car.

## BROCHURE DETAIL

HARDISTY AND CO prepared these details, including photography, in accordance with our estate agency agreement.



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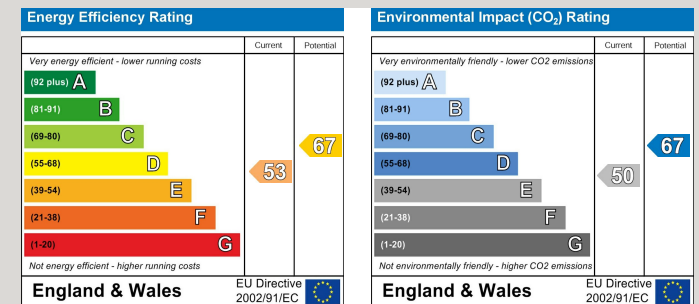
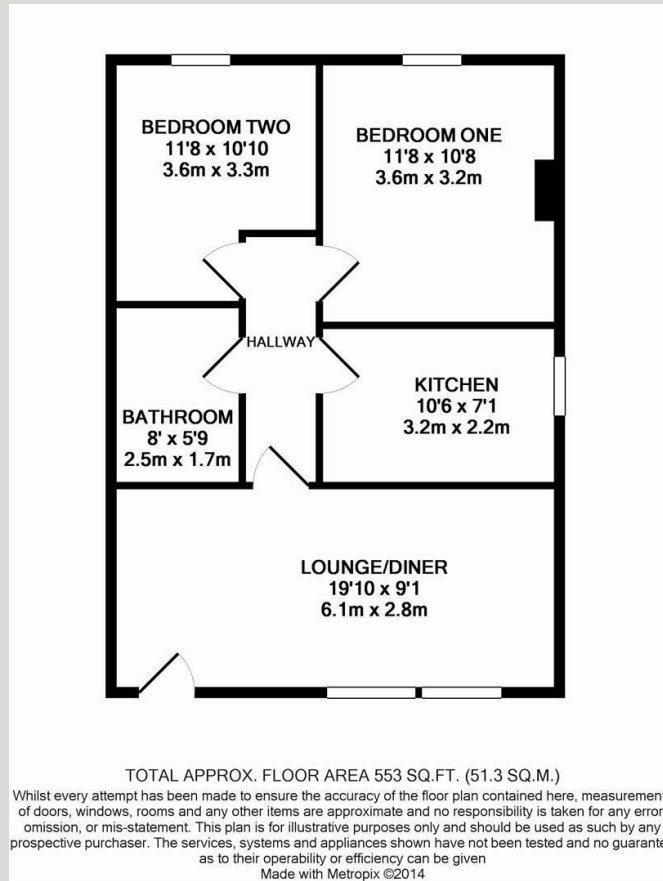
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre 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.