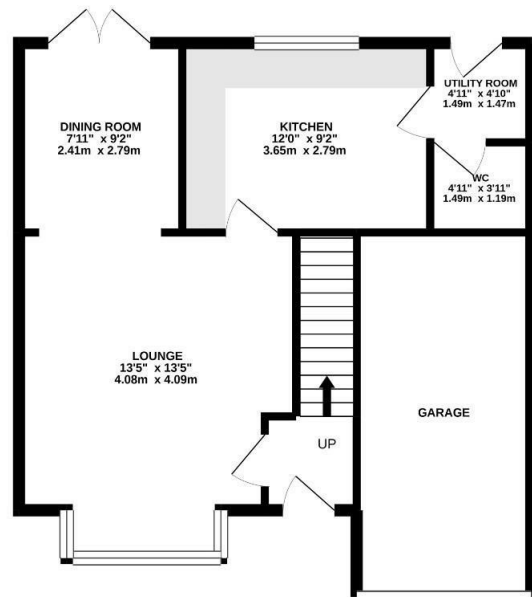
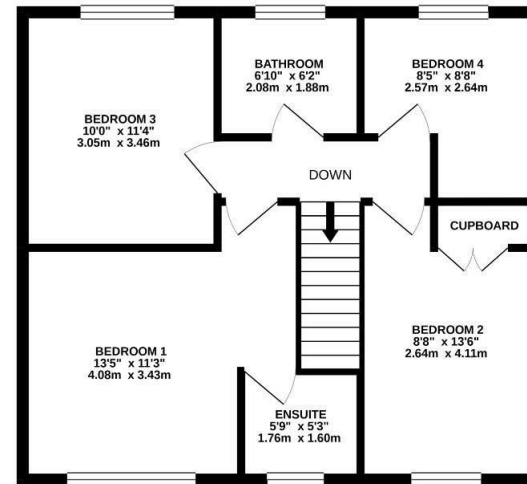


# HARDISTY AND CO

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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 Metropix ©2021.

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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# HARDISTY AND CO



College View  
Armley

£315,000

4 BEDROOM HOUSE - DETACHED

hardistyandco.com

**INTRODUCTION**

A spacious four bedroom detached property in a highly sought after development. This beautiful property is set along a quiet cul-de-sac, backing on to open playing fields yet close to a wealth of local amenities and transport links to Leeds. Comprising entrance hallway, bay fronted lounge with access to the dining room, which has french doors to the rear. Modern kitchen, a separate utility and WC. To the first floor are four good-sized bedrooms, the principle bedroom ensuite and a modern house bathroom. Off street parking to front leading to an attached garage and a generous enclosed rear garden over looking playing fields.

**LOCATION**

The property is situated in an excellent location being close to the Aire Valley and the Leeds-Liverpool Canal which provides lovely walks, yet still having easy access to the local schools and amenities. There are good commuter links and regular bus services into the City. A variety of supermarkets including Aldi, Lidl and Morrisons can be found within a short drive and Owlecotes Shopping centre boasts a Marks & Spencer and Asda superstore, New Pudsey Train Station is adjacent.

**HOW TO FIND THE PROPERTY**  
SAT NAV POST ODE LS12 3LT.

**ACCOMMODATION**

**TO THE GROUND FLOOR**  
Door into...

**ENTRANCE VESTIBULE**

A pleasant welcome to this home, with practical tiled floor and space for shoes, coats etc. Door into...

**LOUNGE**



13'5" x 13'5"  
A pleasant and well proportioned reception room

with feature wallpaper. Useful under-stairs storage cupboard. Marble fire surround. Good sized bay window letting the light flood in.

**DINING ROOM**



9'2" x 7'11"  
Ideal for entertaining. French doors open outside into the rear garden.

**KITCHEN**



12'0" x 9'2"  
A lovely sized kitchen fitted with a good range of sleek, gloss finish wall, base and drawer units with complementary work-surfaces. Inset sink, side drainer and modern mixer tap. Integrated fridge/freezer, electric oven, four point gas hob and extractor over. Ceramic tiled floor.

**UTILITY ROOM**

4'11" x 4'10"  
Taking care of the practical requirements. Fitted storage. Plumbed for a washing machine. Door to the side elevation.

**GUEST CLOAKS/W.C.**

4'11" x 3'11"  
A useful convenience, fotted with a low flush W.C and wash hand basin.

**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
		<b>1</b>
	<b>1</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### BEDROOM FOUR



8'8" x 8'5" (max)  
Bedroom four is located at the rear and could be used as a good sized work from home office.

#### BATHROOM



6'10" x 6'2"  
Fitted with a three piece suite comprising panel bath, pedestal wash hand basin and low flush W.C. Travertine tiling. Ladder style central heating radiator. Window aiding natural light and ventilation.

#### OUTSIDE



At the front there is off-street parking upon the drive, which in turn leads to an integral garage. The rear garden has been landscaped into a terrace, lawn and shrubbery on 3 levels including a paved patio area.

#### ADDITIONAL SERVICES - Disclosure Of Financial Inte

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/>

#### 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.

#### BROCHURE DETAILS

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



TO THE FIRST FLOOR  
Staircase from the ground floor leading up to...

LANDING  
With access hatch into the partially boarded loft.  
Door into...

BEDROOM ONE



13'5" x 11'3"  
A great double bedroom enjoying a pleasant outlook. Fitted wardrobes provide good hanging and storage space. Door into...

EN-SUITE



5'9" x 5'3"  
A luxuriously appointed en-suite, comprising corner shower cubicle with thermostatic control, vanity unit with inset wash hand basin, mixer tap and storage beneath, W.C. Ceramic tiled floor. Ladder style radiator. Window aiding natural light and ventilation.

BEDROOM TWO



13'6" x 8'8"  
A good sized double room. Fitted wardrobes provide hanging/storage space.

BEDROOM THREE



11'4" x 10'0"  
A third double room with fitted wardrobes! Located at the front of the house, overlooking the garden. Fitted wardrobes providing hanging and storage space.

