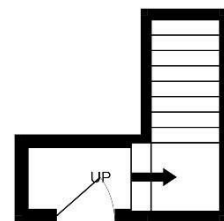
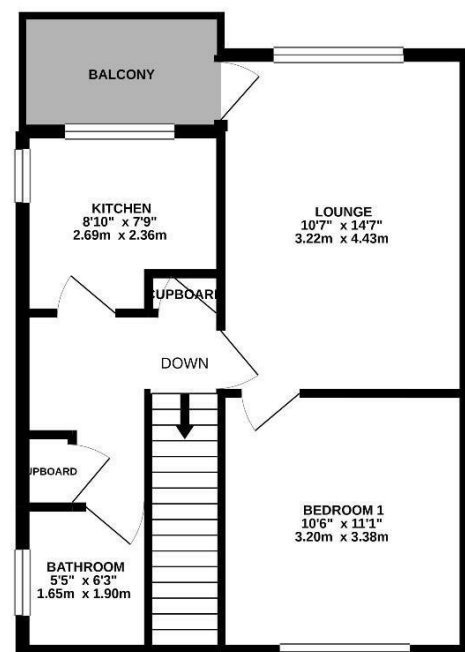


# HARDISTY AND CO

BASEMENT  
44 sq.ft. (4.1 sq.m.) approx.



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metago ©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. 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



Old Farm Drive  
West Park

£95,000

1 BEDROOM FLAT/APARTMENT

hardistyandco.com



## INTRODUCTION

A warm and homely one-bedroom first floor apartment situated in this much sought after residential area close to excellent schooling, local amenities and travel links. This home is sure to appeal to a first time buyers and investors alike, offering spacious accommodation with pleasant decor throughout at an affordable price. In brief the property consists of; entrance vestibule with space for shoes and coats, stairs up to the hallway which has ample storage, spacious living room with access to balcony, spacious double bedroom with storage cupboard and house bathroom. Outside the property boasts a communal large level lawn and a paved patio for seating. Call us now to register your interest, get more information or to book your viewing!

## LOCATION

The property is ideally situated close to the amenities of Spen Lane, including the Co-Op, local shops and take-aways. The Holt Park shopping complex has an Asda supermarket, swimming pool/leisure centre and various other shops and this is within a short distance. This location also offers easy access to Otley Road (A660) and the Ring Road (A6120) which provide major links to the motorway networks and bus services into the center of Leeds. For the more traveled commuter, Leeds - Bradford International Airport is only a short car ride away. The neighbouring villages of Adel and Horsforth are very accessible from here and offer an abundance of shops and banks etc, whilst Headingley is within walking distance with its vibrant & eclectic mix of amenities, which includes Headingley Stadium where first class rugby and cricket can be enjoyed. There are a variety of restaurants, coffee bars and eateries in the area catering for all tastes and age groups. Lawnswood high school is within ease of access.

HOW TO FIND THE PROPERTY  
SAT NAV POST CODE LS16 5DX.

## ACCOMMODATION

### TO THE GROUND FLOOR

uPVC front entrance door leading into...

### VESTIBULE

A good place for coats and shoes etc. Neutral decor. Wood effect flooring adds a smart & practical finish. Stairs leading up to...

### LANDING

A spacious landing with neutral decor. Useful

storage cupboard with plumbing for a washing machine. Access hatch into the loft. Door into...

## KITCHEN



### 8'10" x 7'9"

Fitted with pine effect wall and base units with tiled splash-backs. Complementary work-surfaces with inset stainless steel sink, side drainer and modern mixer tap. Space for oven and fridge/freezer. Neutral decor. Linoleum floor. Useful fitted storage cupboard. Window.

## BATHROOM



### 6'3" x 5'5"

Bath with shower over, sink with vanity below/storage and inset sink with mixer tap, W.C. Carpet to floor. Window.

## LOUNGE



### 14'7" x 10'7"

A good sized, bright and airy reception room

with window letting in good natural light. Smart decor theme. Access out onto the balcony, a great addition where you can sit and enjoy a glass of something chilled. Space for dining and also a good sized comfy sofa too.

## BALCONY

### 8'10"

Such a bonus! Decked and with wrought iron railings, you can add a small table and chairs, sit together and enjoy the sunshine.

## BEDROOM



### 10'6" x 11'0"

A bright and spcaious double bedroom with pleasant decor theme. Fitted storage cupboard. Good sized window.

## OUTSIDE



There are well maintained communal gardens to the front and rear and ample parking on street.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, t he 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/>

## LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease 108 years remaining - Ground Rent £10 P.A and Maintenance charge of £204 PA inc building insurance.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

## 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	