



GROUND FLOOR
APPROX. FLOOR
AREA 37.1 SQ.M.
(399 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 37.2 SQ.M.
(401 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(403 SQ.FT.)

TOTAL APPROX. FLOOR AREA 111.7 SQ.M. (1202 SQ.FT.)
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 ©2015

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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**Thornhill Street
Calverley LS28 5PD**

£895 PCM

**2 BEDROOM HOUSE -
TERRACED**

hardistyandco.com

AVAILABLE 23RD APRIL | UNFURNISHED | DEPOSITS APPLY | VERY WELL PRESENTED, TWO DOUBLE BEDROOM property. Offering DECEPTIVELY SPACIOUS living with ACCOMMODATION OVER THREE FLOORS. Situated in the SOUGHT AFTER VILLAGE of CALVERLEY and only a SHORT WALK to the PARK, as well as GREAT LOCAL AMENITIES and SCHOOLS. The location is QUIET YET CONVENIENT providing EXCELLENT TRANSPORT LINKS to LEEDS & BRADFORD City Centres and SURROUNDING SUBURBS. COMMUNAL GARDENS to the REAR with ONE ALLOCATED PARKING SPACE to the front - a RARITY in CALVERLEY! EPC -D

INTRODUCTION

Situated in the 'heart' of Calverley Village, we are pleased to offer for rental, this delightful two/three bedroom stone terrace property, with accommodation over three floors. Offering spacious family living, with a contemporary decor theme throughout and with the added benefit of having communal gardens at the rear of the property. The property offers great family living, and is within walking distance of all local amenities including schools, shops and parks. The location offers great transport links to both Leeds and Bradford City Centres. The neighboring villages of Horsforth and Pudsey are close by, both offering a vast range of restaurants, bars and shops and the popular Owlcoates Centre is only a short distance away. Apperley Bridge Train Station, currently under construction and due for completion Autumn 2015 only enhances the appeal of this location.

LOCATION

Calverley is small village located a short distance away from the Ring Road (A6120). There are a small number of amenities in the village including a 'local pub' the Thornhill Arms, located just at the bottom of the street. Commuting to both Leeds and Bradford is straight forward from here and a Train Station can be found just before the Owlcoates Centre approximately two miles away. The Owlcoates Centre also provides a 'Walmart' superstore, Marks & Spencer, Boots the Chemist and a sports shop. The neighbouring villages of Farsley, Rodley and Horsforth also provide a good selection of shops, pubs, bars and restaurants.

HOW TO FIND THE PROPERTY

From our office at New Road Side Horsforth (A65) proceed up to the Horsforth roundabout and turn left into The Ring Road (A6120). At the next roundabout (the Rodley Roundabout) turn right into Rodley Lane. This becomes Towngate and as you approach the village the Thornhill Arms Public House is located on the left hand side. Follow the road around the left hand bend and take your immediate left into THORNHILL STREET, the property is on the right just after the entry/exit to the Square identified by our 'TO LET' board.

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.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LANDING
Neutral throughout with carpet and useful coat hooks. Stairs leading to first floor.

LOUNGE



A fantastic lounge space, with a bright and contemporary decor theme yet still retaining many cottage style features including exposed ceiling beams and log burner effect gas fire with a traditional stone surround - a real focal point. Large uPVC double glazed window to the front elevation flooding the room with natural light. Central heating radiators. Door to...

KITCHEN



A spacious kitchen, fitted with a comprehensive range of wall, drawer and base units with contrasting work surfaces. Neutral walls and dark wood effect flooring. Range cooker with double oven and five ring gas hob, (Extractor for decorative purposes) fridge freezer and dishwasher included. Useful storage cupboard which currently house the washing machine and separate dryer. Door into cellar and further Barn door out to communal garden at the rear on Hall Square.

CELLAR

Useful storage space.

FIRST FLOOR

LANDING

With neutral decor and carpet throughout.

BATHROOM



Modern fitted bathroom with white three piece suite comprising of WC, hand wash basin and bath with shower over. Partially tiled with neutral decor to remainder. Modern, wood effect laminate flooring, central heating radiator and uPVC double glazed window.

BEDROOM TWO



Great sized second double bedroom, with neutral modern decor and carpet throughout. Large uPVC double glazed window looking out over communal garden at rear. Furniture to include wardrobe.

DINING ROOM/BEDROOM



Fantastic sized second reception room offering multi functional use and could also be a third bedroom. With neutral modern decor and carpet throughout. Large uPVC double glazed window offering plenty of natural light. Door leading to...

SECOND FLOOR

MASTER BEDROOM



Really good size master bedroom, covering the whole of the footprint of the house, offering substantial living space. Neutrally decorated and carpeted throughout. Feature exposed ceiling beams and double chimney breast. uPVC double windows on both sides of the room allowing plenty of natural light to flood the room and highlighting the space available. Wardrobe included.

ENSUITE

Comprises of a white two piece suite including WC and hand wash basin and shower cubicle, with modern chrome fittings. Laminate flooring and neutral walls.

OUTSIDE



Allocated parking space for one car, to the front of the property. Communal garden to the rear (Hall Square) with small "sun trap" area to the front with bench for pleasant evening sitting out.

MANAGED BY AGENT

BROCHURE DETAILS
Hardisty & 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		
(58-68)	D	57	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			