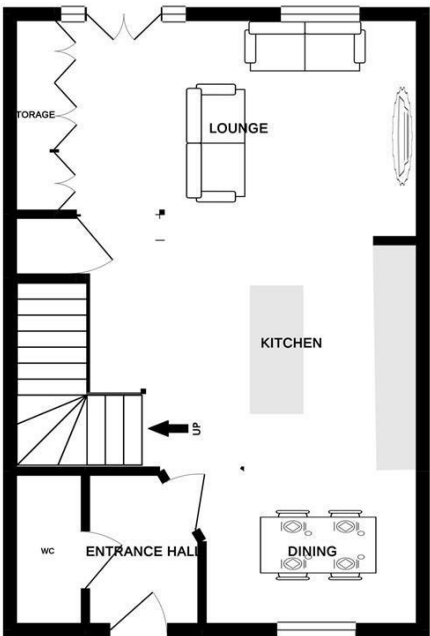
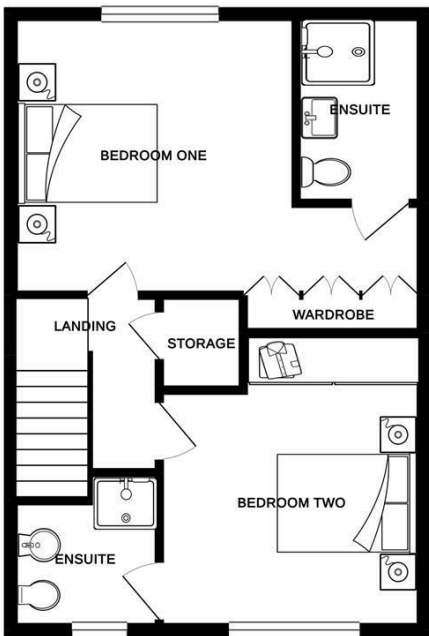


# HARDISTY AND CO

GROUND FLOOR 452 sq. ft.  
( 42.0 sq. m. )



1ST FLOOR 452 sq. ft.  
( 42.0 sq. m. )



TOTAL FLOOR AREA: 904 sq. ft. ( 84.0 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 Metrepx 12/2019

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.

**Horsforth**  
horsforth@hardistyandco.com  
0113 2390012

**Guiselley**  
guiseley@hardistyandco.com  
01943 870970

**Otley**  
otley@hardistyandco.com  
01943 468999



hardistyandco.com

# HARDISTY AND CO



Low Hall Fold  
Horsforth LS18 4FN

£1,050 PCM  
2 BEDROOM HOUSE - SEMI-  
DETACHED

hardistyandco.com



AVAILABLE 12TH APRIL | UNFURNISHED | DEPOSITS APPLY | Quietly tucked away just a stone's throw from fabulous amenities, schools and transport /access links, This Perfect TWO BEDROOM SEMI-DETACHED was Built by a renowned local builder with the utmost attention to detail at design stage, followed through with a high end finish, to include UNDER-FLOOR HEATING to the ground floor. Light flows through the property and modern day demands are met by the ground floor layout incorporating the LOUGNE, KITCHEN, DINING and study space in one fantastic open plan layout, with additional and most useful Cloaks/WC and laundry space too. To the first floor there are two excellent DOUBLE BEDROOMS, with high quality 'Hammonds' fitted wardrobes to the master and both are en-suite. Gardens front and rear. EPC - B

INTRODUCTION  
So many qualities in this desirable semi-detached which sits in an exclusive part of Horsforth Vale. With easy access to local City centres, yet quietly tucked away just a stone's throw from fabulous amenities, schools and transport /access links. Leisure time can be enjoyed in a variety of ways with something for everyone on your doorstep. Built by a renowned local builder with the utmost attention to detail at design stage, followed through with a high end finish, to include under-floor heating to the ground floor. Light flows through the property and modern day demands are met by the ground floor layout incorporating the lounge, kitchen, dining and study space in one fantastic open plan layout, with additional and most useful Cloaks/WC and laundry space too. To the first floor there are two excellent double bedrooms, with high quality 'Hammonds' fitted wardrobes to the master and both are en-suite. Gardens front and rear.

LOCATION  
Perfectly situated in this prime North Leeds location within Horsforth Vale, a semi-rural setting yet with every convenience on your doorstep. Transport links and local train stations get you into the City centre and beyond and the extensive motorway network is easily accessed to take you further afield. In Horsforth Village there is a wide selection of shops, eateries and trendy cafe/bars etc, the local park is very popular with families and several sports centres/golf and tennis clubs are all available locally. There are schools to suit all ages and requirements, including private and co-ed, many of them highly regarded. For the more travelled commuter Leeds Bradford Airport is a few miles away. You will find beautiful open countryside around you where walks and cycling can be enjoyed during important family leisure time.

HOW TO FIND THE PROPERTY  
From our office on New Road Side proceed West up to the roundabout. Take the first left turn onto the Ring Road (A620). Proceed along for 0.6 mile approx and take a right turn into Calverley Lane. Follow this road for a short distance and then take a left turn into Low Hall Road followed by your second left into Low Hall Fold, The property can be found on the right hand side. Post Code LS18 4FN.

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.

ACCOMODATION

TO THE GROUND FLOOR  
Entrance door into hallway with a downstairs W.C. Leading to open-plan living space which briefly comprises,

LOUNGE



Spacious and bright with television aerial point. Under-floor heating. Ample space for lounge furniture. Window to the rear elevation.

KITCHEN



Fitted with a range of sleek, contemporary style units with integrated energy saving appliances. Central island unit. Modern wood effect flooring. Great space for entertaining or family dining.

DINING



Add a good sized table and chairs to this area for perfect formal/casual dining. Window to front.

LAUNDRY CUPBOARD  
Located in a convenient cupboard perfect for keeping the laundry mess our of the kitchen, shut the door on the washing machine.

TO THE FIRST FLOOR

MASTER BEDROOM



A fabulous sized master bedroom, light and bright and fitted with high quality 'Hammonds' wardrobes, providing excellent hanging and storage space.

EN-SUITE



With high quality contemporary fittings providing a sleek overall feel and of excellent quality. Stunning tiled walls and floor.

BEDROOM TWO



Another spacious double bedroom with neutral decor.

EN-SUITE



With high quality contemporary fittings providing a sleek overall feel and of excellent quality. Stunning Part-tiled walls and floor.

TO THE OUTSIDE



2 Parking spaces located to the front of the property, with a good sized enclosed rear garden to the rear.

OUTLOOK



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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>			(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	