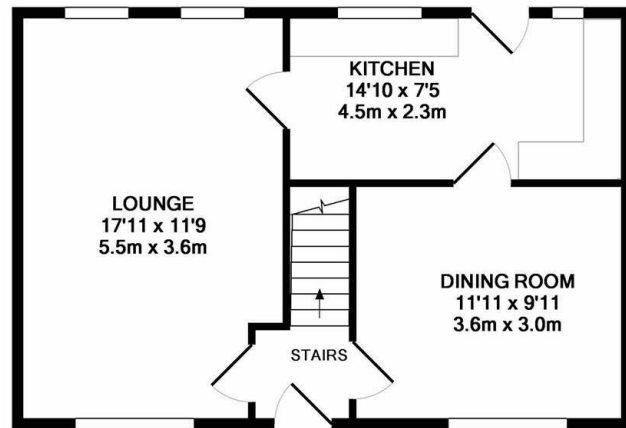
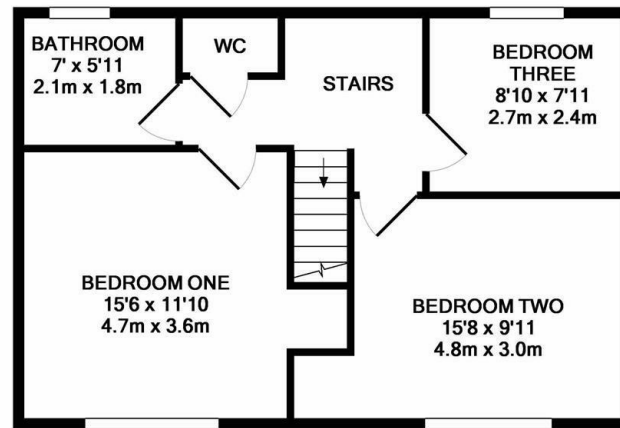


# HARDISTY AND CO



GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 SQ.M.)

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 ©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. 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



Broadway  
Kirkstall

£189,950

3 BEDROOM HOUSE - END  
TERRACE

hardistyandco.com

**INTRODUCTION**

**\*\* NO CHAIN SALE\*\*** Ideal for investors or first time buyers, offering scope to extend to the side and rear as the property sits in a generous sized plot. This end terrace is in a popular location - very up and coming with Kirkstall Forge Train Station nearby, excellent transport links and close to the amenities of Horsforth and Headingley. The property comprises entrance hallway, a generous through lounge, separate dining room and modern kitchen. To first floor are three double bedrooms, a house bathroom and further W/C. Off street parking, gardens to three sides.

**KIRKSTALL**

Kirkstall is a popular residential area, with easy access into the City Centres of both Leeds & Bradford, via Kirkstall Forge train station, bus & road links. The A65 is close by and connects to major links and the motorway network. Kirkstall Abbey and the refurbished museum offer interesting & green spaces where you can enjoy a pleasant walk or family days out. The Savins Mill Way shopping complex is on hand, providing a Morrisons Superstore, Boots and various other shops, with Kirkstall Bridge Shopping Centre across the road where there is a gym and a further array of shops. Along the A65 you can find the Kirkstall Warner Village with a wide selection of leisure facilities including gym, bowling alley, cinema, and various restaurants. The neighbouring village of Horsforth is within easy reach, Leeds - Bradford Airport, again only a short drive away and a dedicated airport bus service runs from the city centre through Kirkstall. Vibrant Headingley is a walk away where you can enjoy extensive bars, eateries, shops and restaurants, along with the Headingley Stadium where international cricket and rugby can be enjoyed.

**HOW TO FIND THE PROPERTY**

From our office at New Road Side, Horsforth (A65) proceed down towards the city centre. Continue down the hill and turn left into Hawksworth Road. Continue for a while and turn right into Butcher Hill, right into Lea Farm Road, right into Cragside Walk then left into Broadway. The property can be identified by our 'For Sale' board. Post Code - LS5 3PSR

**ACCOMMODATION**

**GROUND FLOOR**

uPVC double glazed entrance door to ...

**ENTRANCE VESTIBULE**

With staircase up to first floor and doors to ...

**LOUNGE**



**17'11" x 11'9"**

A great size reception room with dual aspect to the front and rear elevations so lovely and light too! Modern wood effect flooring and fitted shelving to alcoves.

**DINING ROOM**



**11'11" x 9'11"**

A great space for formal dining or entertaining with pleasant outlook to the front elevation.

**KITCHEN**



**14'10" x 7'5"**

A modern fitted kitchen with wood veneer work surfaces, integrated electric oven, hob, extractor fan over, washing/dryer and dishwasher. Useful understair storage and again, a lovely light and airy space with access out to the rear garden.

**FIRST FLOOR**

**LANDING**

Window to the front elevation and doors to ...

**BEDROOM ONE**



**15'6" x 11'10" (max)**

A great size king bedroom at the front of the house with useful storage. Window to the front elevation.

**BEDROOM TWO**



**15'8" x 9'1" (max)**

A further king bedroom at the front of the house.

**BEDROOM THREE**



**8'10" x 7'1"**

A double bedroom overlooking the rear garden. Space for a double bed.

**BATHROOM**



**7'0" x 5'11"**

A modern house bathroom with 'L' shaped bath, thermostatic waterfall shower over, glass screen, WC and wash hand basin. Modern tiling to splashbacks and ladder central heating radiator.

**SEPARATE WC**

**4'7" x 2'1"**

A second two piece suite with WC and wash hand basin.

**OUTSIDE**



The property sits on an excellent sized corner plot, with very generous sized gardens to three sides. This would enable a new vendor to add a double storey extension if desired, subject to necessary Planning & Building Regulation approvals. Currently laid to lawn, perfect for future development if required. There is off street parking to the side.

**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.

**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/>

**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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		85	(92 plus) A		82
(81-91) B			(81-91) B		
(69-80) C		72	(69-80) C	70	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC