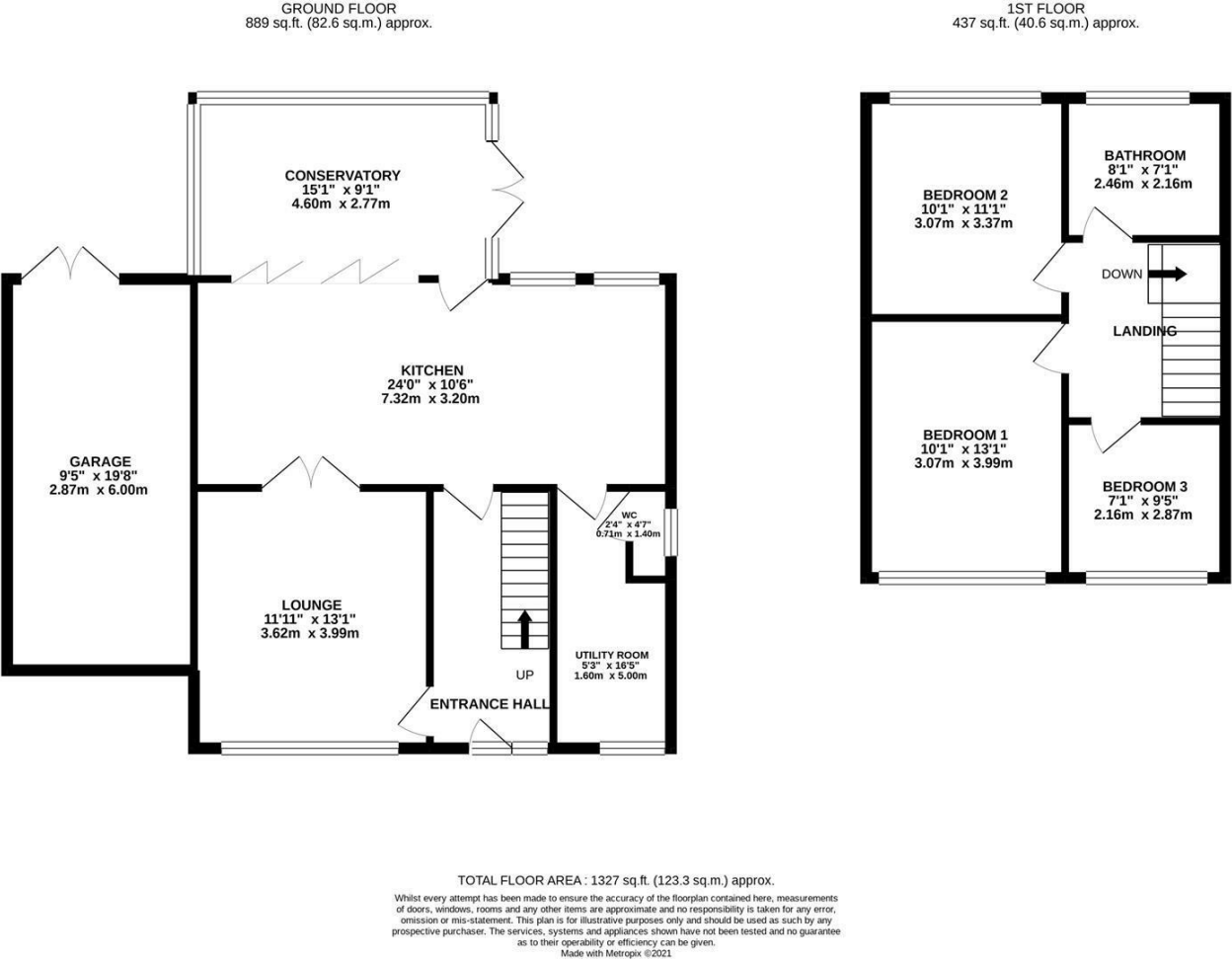


HARDISTY AND CO



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.

HARDISTY AND CO



Hall Park Avenue
Horsforth

£1,200 PCM
3 BEDROOM HOUSE - DETACHED

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiseley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

hardistyandco.com

[AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | Fabulous, LARGE THREE bed., DETACHED family home sitting on such a GREAT SIZE PLOT, with fabulous RECEPTION & bedroom space, GARDENS, DRIVEWAY & INTEGRAL GARAGE. Such a PRIME Horsforth location, QUIET, TRANQUIL setting yet close to excellent amenities, HIGHLY REGARDED SCHOOLS, Hall Park & the TRAIN ST. There are great road/bus links too & the airport is just a short drive away. Briefly, entrance hall, guest WC, STUNNING LIVING/DINING KIT., CONSERVATORY, formal lounge, UTILITY/STUDY, TWO DOUBLE beds., both with fitted furniture, generous single & LUXURY four piece house bathroom. ENCLOSED family garden to rear, brick block DRIVEWAY & the integral garage with access out to the rear garden. SORRY NO PETS. EPC - E

INTRODUCTION
Spacious, well presented, three bedroom detached family home, sitting on such a good size plot with enclosed family garden to the rear, brick block paved driveway to the front and 19'8" integral garage with up and over door and access out to the rear garden. The property offers a lovely quiet, tranquil setting yet is a walk away from Horsforth's excellent amenities, highly regarded schools, Hall Park and the train station. There are great bus/road links too and Leeds Bradford International Airport is just a short drive away. Comprises, to the ground floor, an entrance hall, useful two piece guest WC, stunning, open living/dining kitchen space with a modern, extensive fitted kitchen providing so much storage and worktop space with a feature gas Range style cooker, ample dining and sofa space along with an inset cast iron stove to the chimney breast wall. Access from here to the large Conservatory with pleasant garden outlook and access out to the garden, a formal lounge to the front and great size utility/study - fabulous size reception space offering great flexibility to use as you please. Upstairs are the three bedrooms, two of which are double rooms, both with fitted furniture, a single bedroom and a luxurious, four piece family bathroom incorporating a large, free standing bath tub with mixer tap, generous walk in shower enclosure, floating basin set into vanity storage unit and matching WC. Outside the rear garden is enclosed and private and has a large terrace, deck and lawn so perfect for family get together and for the children to play.

LOCATION
This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc also on hand. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS18 5LN.

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. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

ACCOMMODATION
GROUND FLOOR
uPVC double glazed entrance door with covered porch to ...
ENTRANCE HALL
A lovely, spacious hallway with modern flooring, pastel blue decor theme and staircase up to the first floor. Oak doors to ...

GUEST WC
4'7" x 2'4"
Essential for a busy family home with modern, white two piece suite. Solid wood flooring and window to the side elevation.



UTILITY/HOME OFFICE
5'3" x 16'5"
Such a great size, versatile space with fitted units and worksurfaces, solid wood flooring and window to the front elevation. Again, versatility here too with plumbing for a washing machine and space for a dryer.



LIVING/DINING KITCHEN
24'0" x 10'6"
Wow!!! A stunning, large, bright and airy family space at the rear of the house with bifolding doors through to the Conservatory, pleasant outlook over the rear garden and a quality, comprehensive fitted kitchen with modern worksurfaces, feature mosaic style tiling to splashbacks and solid wood flooring. Feature gas cooking range with stainless steel splashback to gas hob and canopy over. Integrated dishwasher. Ample sofa and dining space and feature cast iron stove inset to chimney breast.



CONSERVATORY
9'0" x 15'0"
What a fabulous addition, flooded in natural light - perfect for watching the world go by with a cup of coffee with French doors out to the decked area to the immediate rear, so versatile and such a good size to use as you please!

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



LOUNGE
13'0" x 11'0"
Accessed from the French doors to the living/dining kitchen is a good size, light and airy formal lounge with feature painted decor to chimney breast wall and neutral to the remainder. Stylish inset Living Flame gas fire which is a real focal point and neutral carpet.



FIRST FLOOR
LANDING
A light and airy landing with window to the side elevation, access to the loft and doors to ...
BEDROOM ONE
10'0" x 13'0"
A good size double bedroom at the front of the house with quality fitted furniture, neutral decor and carpet. Flooded with natural light from the large window.



BEDROOM TWO
11'0" x 10'0"
Another double bedroom at the rear of the house, again with fitted furniture and lovely garden outlook and views across towards the Park.



BEDROOM THREE
7'0" x 9'5"
A generous third at the front of the property with fitted 'robe and pleasant outlook.



LUXURY HOUSE BATHROOM
8'0" x 7'0"
A stunning, luxurious family bathroom incorporating a four piece suite with a large, free standing bath tub, fabulous walk in shower enclosure with dual head thermostatic shower, floating basin set into vanity storage unit and matching WC. Part tiled to wet areas, modern flooring and heated towel rail. Useful further fitted storage cupboard, recessed spotlighting and extractor fan. Window to the front elevation.



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