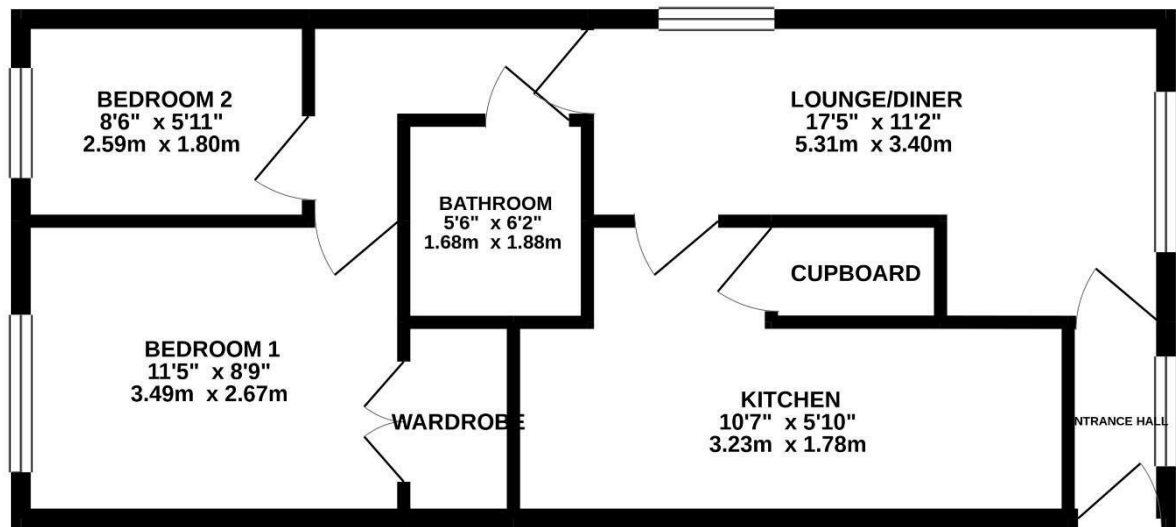


HARDISTY AND CO

GROUND FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 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 Metropix ©2021

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



Abbeydale Grove
Kirkstall

£130,000
2 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION
A beautifully presented two bedroom apartment situation in this much sought after residential area, handy for schools, local amenities and transport links and within walking distance of Kirkstall Forge train station. In brief the property consists of; Entrance hall, spacious lounge/dining room, fitted kitchen, two good size bedrooms and a family bathroom. Outside the property boasts allocated parking with a potential to build a garage! (Subject to planning). This home is sure to attract attention! Call us now to secure your viewing!

LOCATION
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
SAT NAV POST CODE LS5 3RE.

ACCOMMODATION

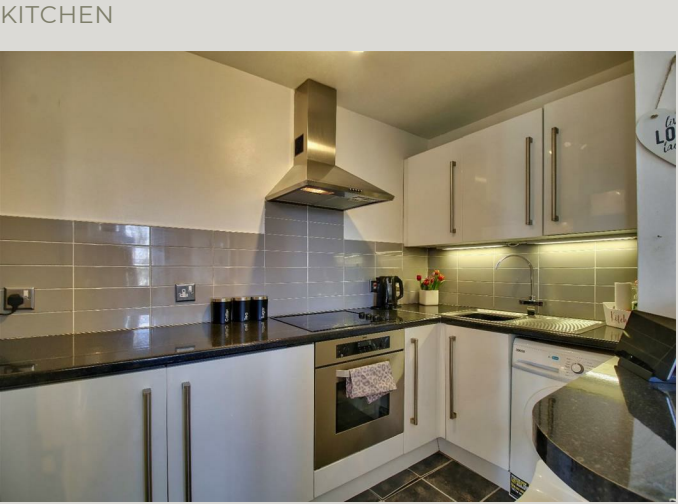
TO THE FIRST FLOOR
Door into...

PORCH
With neutral decor. Handy space for coats and shoes etc.

LOUNGE/DINING ROOM



11'2" x 17'5"
A spacious, bright and airy room with ample space for a comfy sofa, dining table and chairs etc. Neutral decor. Recess with inset electric fire.



10'7" x 5'10"
Fitted with high gloss finish cupboards and drawers with under-unit lighting and granite effect work-surfaces. Inset stainless steel sink, side drainer and modern mixer tap. Useful additional storage cupboard. Space for a washing machine, integrated fridge & freezer, electric oven, four ring hob and extractor over. Metro style ceramic tiling to walls.

BATHROOM



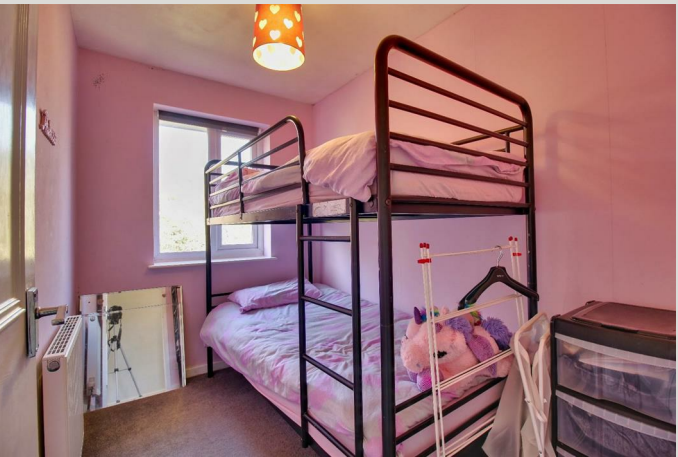
5'6" x 6'2"
A smart bathroom with pleasant decor. Bath with thermostatic shower over and a glazed screen, W.C and wash hand basin with mixer tap. Tiles to splash-back areas. With wood effect flooring. Chrome heated towel rail. Extractor fan.

BEDROOM ONE



11'5" x 8'9"
A great double bedroom with plenty of natural light. Fitted wardrobes provide good hanging and storage space.

BEDROOM TWO



8'6" x 5'11"
Bright and airy, ideal as a child's room, work from home office etc.

LOFT AREA
Insulated and providing useful light storage space. House boiler housed here.

OUTSIDE
There is one allocated parking space upon which there is potential to erect a garage, (Solicitor has advised us of this and we advise that this be confirmed if to be relied upon).

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/>

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.

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 years - with 87 remaining as of 2021 - Ground Rent £N/A and Maintenance charge of £520 PA.
Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors. (All to be confirmed).

BROCHURE DETAILS
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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 CO2 emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		