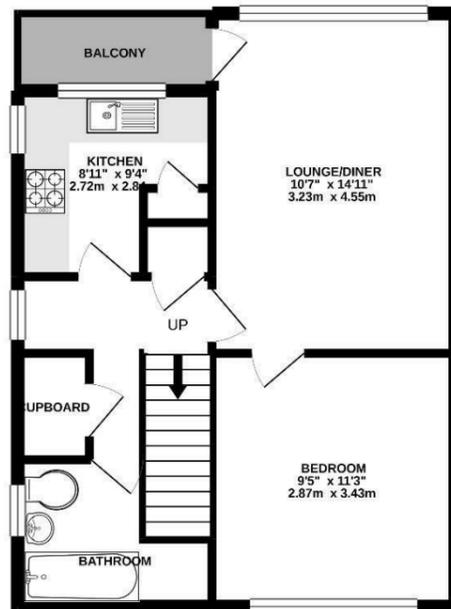


HARDISTY AND CO

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, levels and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are those shown and no guarantee as to their operability or efficiency can be given.
Please refer to the contract.

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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiseley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Fillingsfir Road

West Park

£85,000

1 BEDROOM APARTMENT

hardistyandco.com

INTRODUCTION

A realistically priced first floor apartment in a sought after location, close to schools, local amenities and transport links. In brief the property consists of; entrance vestibule, large landing which offers spacious storage cupboards, fitted kitchen, spacious living/dining room which opens onto the balcony which boasts views of the communal gardens. A large double bedroom and a house bathroom. This home is sure to appeal first time buyers, investors and downsizers alike. We expect a good level of attention, to ensure you don't miss out, call Hardisty and Co today!

LOCATION

The property is ideally situated close to the amenities of Spen Lane, including the Co-Op, local shops and take-aways. The Holt Park shopping complex has an Asda supermarket, swimming pool/leisure centre and various other shops and this is within a short distance. This location also offers easy access to Otley Road (A660) and the Ring Road (A6120) which provide major links to the motorway networks and bus services into the center of Leeds. For the more traveled commuter, Leeds - Bradford International Airport is only a short car ride away. The neighbouring villages of Adel and Horsforth are very accessible from here and offer an abundance of shops and banks etc, whilst Headingley is within walking distance with its vibrant & eclectic mix of amenities, which includes Headingley Stadium where first class rugby and cricket can be enjoyed. There are a variety of restaurants, coffee bars and eateries in the area catering for all tastes and age groups. Lawnswood high school is within a short walk.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS16 5EE.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC entrance door into...

PORCH

A spacious and welcome shelter from the elements, ideal for coats and shoes etc. Neutral decor. Stairs to...

FIRST FLOOR LANDING

A spacious landing with neutral decor theme. Handy storage cupboards. Access hatch into the loft. Door into....

LOUNGE/DINING



14'11" x 10'7"

With plenty of space for a comfy sofa, small dining table and chairs etc. A pleasant room with door leading out onto the balcony which overlooks the communal gardens, such a pleasant feature which offers some outside space where you can sit with a glass of something chilled etc. A light and airy room with pleasant decor theme. Wall mounted gas fire with timber mantle over.

BALCONY



A lovely feature overlooking the communal gardens. Sit here and relax!

KITCHEN



9'4" x 8'11"

Fitted with timber effect units, with granite effect work-surfaces. Inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiles to splash-back areas with neutral decor theme to the remainder. Integrated oven and four ring gas hob. Space for fridge.

BEDROOM



11'3" x 9'5"

A spacious double bedroom with a light and airy feel.

BATHROOM



Fully tiled to the walls and fitted with a white suite comprising bath with shower fitted over, W.C and pedestal wash hand basin with chrome mixer tap.

OUTSIDE

There are well kept communal gardens.

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 TBC remaining as of 2021 - Ground Rent £10 P.A and Maintenance charge of £N/A. Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

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/>

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.

BROCHURE DETAILS

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

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	