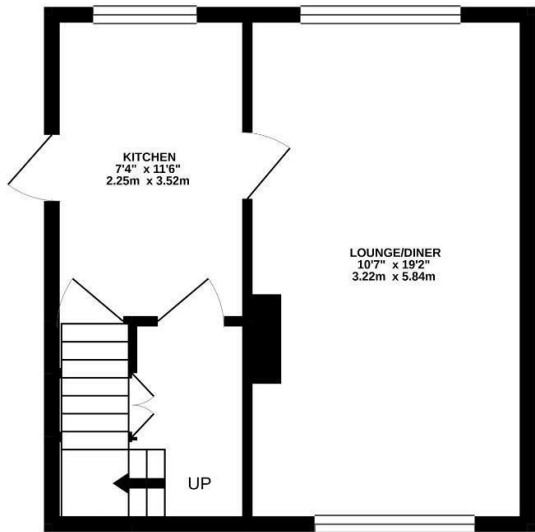
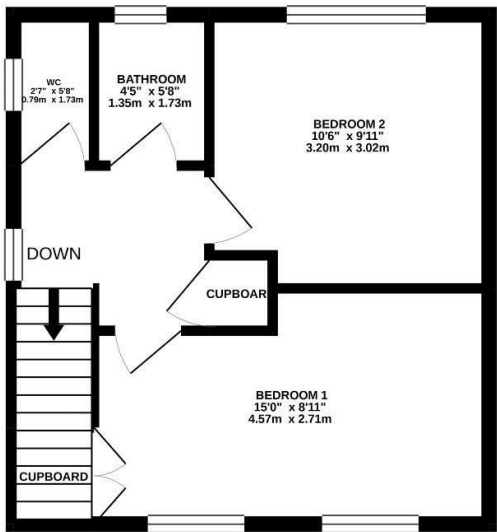


# HARDISTY AND CO

GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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 Memphis ©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



Latchmere Drive  
West Park

£155,000

2 BEDROOM HOUSE - SEMI-  
DETACHED

hardistyandco.com



INTRODUCTION  
\* ATTENTION INVESTORS, FIRST TIME BUYERS & GROWING FAMILIES \* A perfect do-er upper in an excellent area, close to local amenities, schools and transport links. The first time on the market in over 60 years, this has been a much loved family home, but is now ready for a new family to breathe new life into it. With gas central heating and a full new set of uPVC windows and doors fitted last year, the property consists of; entrance vestibule with storage cupboard, fitted kitchen with pantry, spacious living room which benefits from a dual aspect, two large double bedrooms, a bathroom and separate W.C. Outside the property boasts a larger than average rear garden with single detached garage and a low maintenance front garden which is gated. This home is sure to fly out, call us now to secure your viewing slot!

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 5DR.

ACCOMMODATION

TO THE GROUND FLOOR  
Composite front door into...

ENTRANCE VESTIBULE  
With staircase to the first floor and useful under-stairs storage cupboard. Window to the side elevation. Door into...

KITCHEN



11'6" x 7'4"  
The kitchen is bright and airy, but requires a scheme of modernisation. Currently fitted with some wall and base units and complementary worktops over. Inset sink, side drainer and mixer tap. Vinyl floor covering. A good space to work with. Space for appliances. Window overlooking the garden. Under-stairs storage cupboard.

LOUNGE/DINER



19'2" x 10'7"  
A bright and airy through room with dual aspect windows to let the light flood in. Stone fireplace with timber mantle and inset gas fire. Neutral decor with ceiling coving.

TO THE FIRST FLOOR  
Staircase from the entrance vestibule leading up to...

LANDING  
With access hatch into the loft. Door into...

BEDROOM ONE



15'0" x 8'11"  
A spacious, bright and airy double bedroom with built-in storage cupboard.

BEDROOM TWO



10'6" x 9'11"  
A second good sized double bedroom located at the rear of the house. Neutral decor.

BATHROOM



5'8" x 4'5"  
Fitted with a green two piece suite comprising bath with

shower attachment over and a pedestal wash hand basin with twin taps. Half tiled. Extractor fan.

SEPARATE W.C.  
5'8" x 2'7"  
Low flush W.C. Could be knocked through into the bathroom to create a good sized family bathroom.

OUTSIDE



At the front of the house, a gate opens into a tidy, low maintenance garden area, which leads down the side and into the back. This is a generous sized garden, with paved patio to the immediate rear, a good sized lawn and two outbuildings. Raised planted borders add colour. Single detached garage.

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			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) 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		