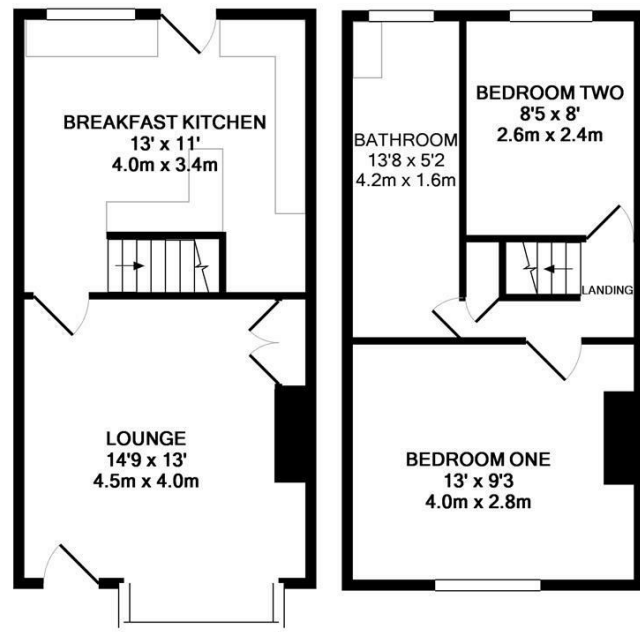


HARDISTY AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 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 ©2017

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.

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HARDISTY AND CO



Springfield Mount
Horsforth LS18 5DP

£775 PCM

2 BEDROOM HOUSE -
TERRACED

hardistyandco.com

~ AVAILABLE 22ND APRIL ~ UNFURNISHED ~ DEPOSITS APPLY ~ CONVENIENTLY LOCATED FOR HORSFORTH TRAIN STATION & excellent amenities is this EXTREMELY WELL PRESENTED traditional TWO BEDROOM terraced home with a modern theme throughout - RECENT STUNNING KITCHEN/DINER and modern bathroom. Light and airy feel and a good layout. Lovely enclosed courtyard garden for sitting out. MANY AMENITIES, SHOPS, BARS, SCHOOLS EPC - D

INTRODUCTION

The location of this property is so convenient for Horsforth train station and many other of the excellent amenities that Horsforth has to offer. This is an extremely well presented, traditional terraced home with a modern theme throughout and a recently re-fitted stunning kitchen-diner, which is spacious enough to have a dining table and entertain here. The lounge has had a make-over with lovely decor and a marble fireplace. To the first floor are two bedrooms and a modern bathroom. With a light and airy feel and a good layout this house is sure to appeal to many. Outside there is a lovely, low maintenance enclosed court yard garden with patio, ideal for sitting out. There are two useful storage sheds too.

LOCATION

One couldn't wish for a more convenient location. The property sits just between the Ring Road (A6120), Town Street and Station Road, Horsforth (A65), making commuting easy. Major links to the motorway networks and Leeds, Bradford, York and Harrogate City Centres are on hand. Across the other side of the village is the Horsforth train station offering services to Leeds, Harrogate & York. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is excellent catering for all tastes and age groups, most of which, are within easy walking distance of the property.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed towards the city centre. At the bottom of the hill turn left into Hawksworth Road. Proceed to the Woodside roundabout and continue straight on into Low Lane. Take your second left turn into SPRINGFIELD MOUNT and the property No: 30 can be found identified by our For Sale board. POST CODE - LS18 5DP

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

Timber and glazed entrance door to . .

LOUNGE



14'9 x 13'

A lovely room recently update with modern light and airy decor. Coving and ceiling rose. Attractive marble fireplace with electric fire (and gas point). Modern flooring. Access to useful storage cupboard. Lovely bay window to the front elevation.

BREAKFAST KITCHEN



13' x 11 (max)

A stunning recently fitted modern high gloss wall, base and drawer units with complementary work surfaces. Stainless steel sink and side drainer with swan neck mixer tap. Integrated electric oven and four point electric hob with extractor fan above.

Plumbed for washing machine. Lovely breakfast bar, Modern tiled flooring. Door to rear garden. Window to the rear elevation.

FIRST FLOOR

LANDING

Doors to . .

BEDROOM ONE



BATHROOM



13'8 x 5'

A lovely large double room with light and airy feel. Feature cast iron fireplace. Modern flooring.

OUTSIDE



13' x 9'3

A lovely modern decor theme. Overlooking the rear garden.

BEDROOM TWO



8'5 x 8'

A lovely modern decor theme. Overlooking the rear garden.

To the front is a low maintenance and enclosed patio area with a border to the front. Lovely low maintenance rear garden ideal for sitting out, alfresco dining and entertaining. Two useful storage sheds. Fully enclosed.

MANAGED BY LANDLORD

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
62	84	62	85

Energy Efficiency Rating: A scale from G (1-20) to A (92 plus). Current rating is 62, Potential is 84.

Environmental Impact (CO₂) Rating: A scale from G (1-20) to A (92 plus). Current rating is 62, Potential is 85.

England & Wales EU Directive 2002/91/EC