

# HARDISTY AND CO

Manor Fold  
Horsforth LS18 4DG



£825 PCM  
PCM

[hardistyandco.com](http://hardistyandco.com)

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# HARDISTY AND CO

AVAILABLE 29th MAY | FLEXIBLE RE: FURNISHINGS | DEPOSIT APPLY | SPACIOUS TWO DOUBLE bed., GROUND FLOOR APARTMENT. SOUGHT AFTER CENTRAL Horsforth loc., close to amenities, Hall Park, SCHOOLS & the TRAIN ST. SECURE INTERCOM ENTRY. SUPERB OPEN PLAN LOUNGE/DIN/KIT., space, MASTER bed., with ENSUITE SHOWER ROOM & bathroom. COMMUNAL GARDENS & ALLOCATED PARKING. EPC - C Sorry NO Pets.



#### INTRODUCTION

A well presented and extremely spacious two double bedroomed, ground floor apartment situated on this popular and convenient development close to all New Road Side's amenities, highly regarded schools, Hall Park and Horsforth train station. There are excellent transport links to Leeds, Bradford, Harrogate and York, communal gardens and allocated parking. Comprises, entrance hall with telecom entry system and useful large utility cupboard which houses a washer/dryer, fantastic living/dining/kitchen space with defined kitchen area which has a modern range of fitted units, complementary worksurfaces, integrated electric oven, hob and extractor over. There is also a dishwasher and fridge/freezer. The living area has a uPVC double glazed window to the front elevation and there is a window to the side in the kitchen area. The master bedroom is a really good size and has fitted wardrobes. A door gives access to a modern three piece ensuite shower room which is part tiled and has mosaic effect vinyl flooring. The second bedroom is also a great size and has modern decor, a window to the front and electric wall heater. There is a modern three piece white bathroom which has a bath with shower over, pedestal wash hand basin and WC. The bathroom is part tiled, has an extractor fan and heated towel rail. Again, there is mosaic effect vinyl flooring.

#### HORSFORTH

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#### LS12

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#### LOCATION

This location is essential for those with busy and hectic lifestyles, wanting to live in a popular and convenient location! The property sits in an elevated position just on New Road Side (A65). Commuting is easy, both the A65 and the Ring Road (A6120) are on hand providing major links to the motorway networks and the centres of Leeds and Bradford. Across the other side of the village is the Horsforth train station offering services to Leeds, York & Harrogate. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away. There are many facilities on offer in Horsforth including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is vast catering for all tastes and age groups and, from this property, are within easy walking distance.

#### HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up New Road Side towards the Horsforth roundabout. Manor Fold can be found on the left hand side (just before the Scout Hut). The property can be identified by our 'To Let' board. Post Code - LS18 4DG

#### 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. 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 entrance door to ...

##### ENTRANCE HALL

A lovely spacious hall with neutral decor and access to a large storage cupboard/utility cupboard housing a washer dryer. Door to ...

##### LIVING/DINING KITCHEN

24'5" x 15'5"

A superb size space with a well defined kitchen area which is fitted with a modern range of wall, base and drawer units with integrated electric oven, hob and extractor over. There is a stainless steel sink with side drainer and modern mixer tap. Also includes a fridge/freezer and a dishwasher. Modern splashbacks with neutral decor to remainder, carried through to the living area.

Living Area:

TV aerial point, storage heaters and uPVC double glazed bay window to the front and side elevations.

Includes sofa, TV unit and two coffee tables.

##### BEDROOM ONE

17'4" x 11'4"

A superb size master bedroom with feature wall and neutral shade to remainder. Fitted wardrobes, electric wall heater and uPVC double glazed window to the

front elevation. Door to ...

Double bed, bedside drawers and chest of drawers.

##### ENSUITE SHOWER ROOM

7'0" x 5'0"

Incorporating a modern white three piece suite with WC, pedestal wash hand basin and separate shower cubicle with modern shower fitted. Part tiled and with heated towel rail. Mosaic effect vinyl flooring.

##### BEDROOM TWO

15'0" x 10'0"

Another great size double bedroom with modern decor theme, electric wall heater and uPVC double glazed window to the front elevation.

The Landlord can provide a bed and bedroom furniture if required.

##### BATHROOM

6'9" x 5'8"

A good size bathroom incorporating a modern white three piece suite with pedestal wash hand basin, WC and bath with shower over. Heated towel rail and extractor fan. Part tiled and with mosaic effect vinyl flooring.

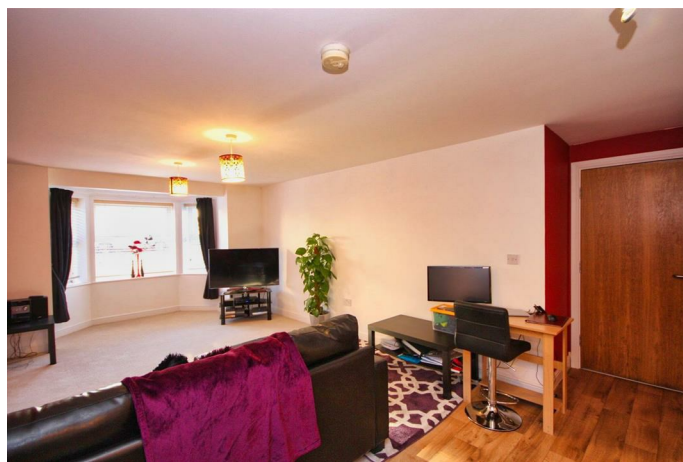
##### OUTSIDE

There are communal gardens and allocated parking.

##### BROCHURE DETAILS

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

MANAGED BY AGENT



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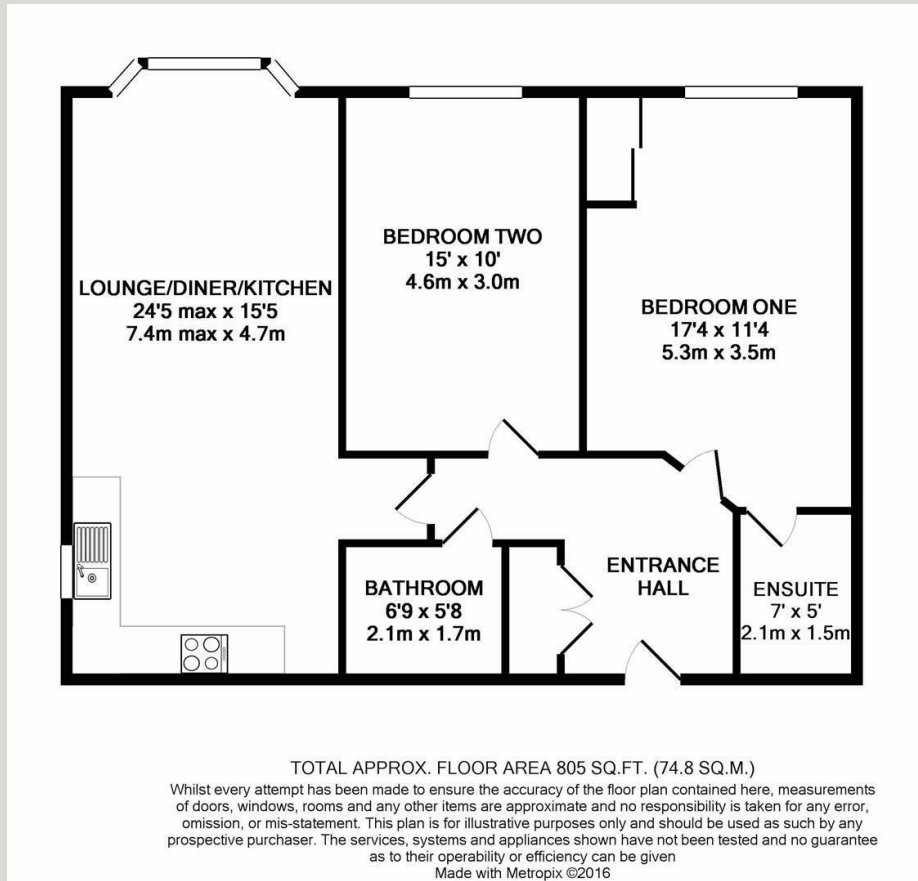
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.