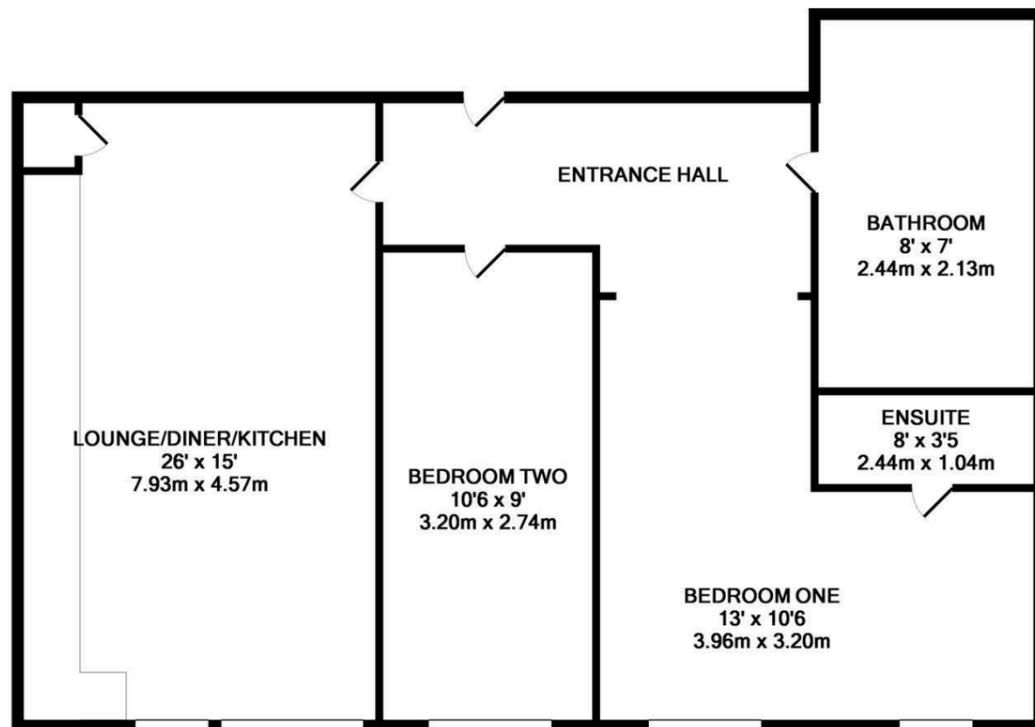


HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 1134 SQ.FT. (105.4 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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

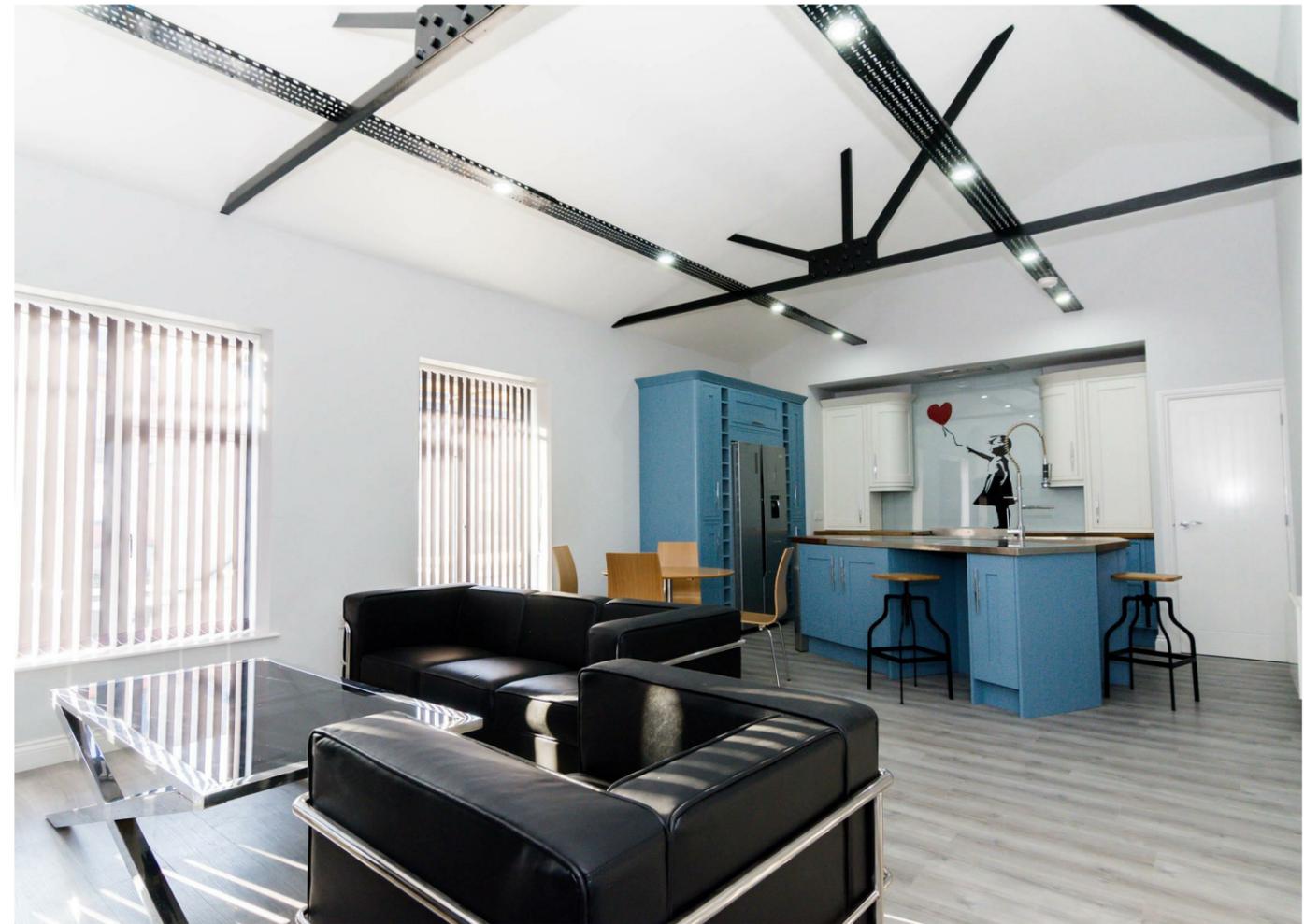
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HARDISTY AND CO



Low Lane
Horsforth LS18 5QL

£850 PCM
2 BEDROOM APARTMENT

hardistyandco.com

****AVAILABLE NOW** FURNISHED**WATER BILLS AND WI-FI INCLUDED**FEES & DEPOSIT APPLY** TWO DOUBLE bed., 1st floor APARTMENT located just a WALK AWAY from the TRAIN ST., close to amenities & with EASY ACCESS to Leeds & Bradford centres. HIGH SPECIFICATION FINISH throughout, STUNNING LIVING/DINING/KITCHEN SPACE with Bespoke fitted kitchen, INTEGRATED APPLIANCES & HIGH PITCHED CEILING with EXPOSED METAL WORK! MASTER bed., with LUXURY ENSUITE SHOWER ROOM, a further DOUBLE bed., & IMPRESSIVE, FULLY TILED HOUSE BATHROOM! SORRY NO PETS | EPC - D**

INTRODUCTION

A stunning, spacious and luxurious, two double bedroomed, first floor apartment situated in this most sought after, convenient location, just a walk away from the train station! Offering high specification, quality finish throughout, with feature high pitched ceiling, exposed metal work and contemporary and stylish living/dining/kitchen space. The master bedroom is a lovely and light space with pleasant outlook and has fitted furniture, inset spotlighting and quality flooring. A luxury, fully tiled ensuite shower room is just off the main bedroom and has a walk in shower with waterfall style, thermostatic shower controls, WC and a wash hand basin. The second bedroom is also a double and has fitted furniture. The impressive house bathroom has a thermostatic shower over the bath, glass shower screen, basin set into vanity unit, useful fitted storage, fitted mirror and WC. The bathroom is really spacious too! Outside there is an allocated parking space.

LOCATION

This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc all based a short distance away. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

HOW TO FIND THE PROPERTY

From our office on New Road Side, Horsforth (A65) proceed towards the city centre and down the Hill.

Turn left into Hawksworth Road and to the roundabout. Continue across the roundabout into Low Lane. The property can be found after approximately a quarter of a mile and can be identified by our To Let sign. Post Code: LS18 5QL.

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

Entrance door and staircase up to ...

FIRST FLOOR

COMMUNAL ENTRANCE HALLWAY

A lovely, light and airy space giving access to all the apartment.

2 DOUBLE BED., APARTMENT

PRIVATE ENTRANCE HALL

With doors to ...

LIVING/DINING/KITCHEN



26'0" x 15'0"

An impressive, open plan space with high pitched ceiling, exposed metal work and offering modern and contemporary living space with modern wood effect flooring. A large window to the front allows lots of light to flood in! The kitchen/dining area has inset spotlighting, a Bespoke kitchen with quality units, island and integrated appliances which include a cooker, hob, canopy, dishwasher and

washing machine. A perfect place for either day to day dining, entertaining family and friends or just relaxing after a busy day at work!

BEDROOM ONE



13'0" x 10'6"

A good size double bedroom with quality wood effect flooring, inset spotlighting, fitted furniture and two windows to the front elevation making it lovely and light!

LUXURY ENSUITE SHOWER ROOM

8'0" x 3'5"

Fitted with all the mod., cons!!! A walk in shower with waterfall style thermostatic shower controls, WC and wash hand basin. Fully tiled and with extractor fan.

BEDROOM TWO



10'6" x 9'0"

Another double bedroom with the wood effect flooring, inset spotlighting and fitted wardrobe. Dual aspect to front and inner window.

LUXURIOUS HOUSE BATHROOM



8'0" x 7'0"

Spacious and fully tiled incorporating a panelled bath with thermostatic shower over, glass shower screen, basin set into vanity unit and WC. Fitted mirror and ladder central heating radiator. Useful fitted storage too and inset spotlighting!

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 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		