

HARDISTY AND CO

Ash View
Headingley LS6 3JH



hardistyandco.com

£900 PCM
PCM

0113 239 0012

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AVAILABLE 29TH JUNE | FURNISHED | DEPOSITS APPLY | LARGE, LIGHT & AIRY THREE bed., DUPLEX APARTMENT in this MOST SOUGHT AFTER & CONVENIENT CENTRAL Headingley loc., WALK to amenities, TRAIN ST., & with GREAT TRANSPORT LINKS! Private side entrance, stairs up to 1st flr & access to: LARGE LIVING/KITCHEN/DINER with MODERN WHITE fitted kit., MASTER bed., with FITTED STORAGE & FULLY TILED BATHROOM with shower over the bath. 2nd flr: TWO good size beds., with VELUX windows, one used as OFFICE & SHOWER ROOM. EPC - C



INTRODUCTION

A great size, light and airy three bedroom, duplex apartment in this most central Headingley location, a walk away from excellent amenities, bars, restaurants, eateries, etc., the train station too and with great transport links! Having private side entry and staircase up to the first floor, this modern apartment has so much natural light and great size living accommodation, briefly comprises, large, open living/kitchen diner space with large sofa and chair to lounge, modern white fitted kitchen with table and chairs, integrated electric oven, hob and extractor fan and free standing fridge freezer and dishwasher. A double bedroom with fitted storage and modern, fully tiled house bathroom with shower over the bath completes the first floor. Upstairs are two further generous bedrooms both with Velux windows, one currently used as an office and a modern, fully tiled shower room as well as a useful utility with washing machine and dryer.

HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

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0113 2310933

LOCATION

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

uPVC double glazed entrance door to side and stairs up to ...

FIRST FLOOR

OPEN LIVING/DINING/KITCHEN 18'8" x 12'1"

Great size light and airy space with neutral carpet and decor to lounge area, large sofa and chair, inset spotlighting and window to the side elevation. There is space for table and chairs to the kitchen/diner area which has modern flooring, lots of natural light from window to the side and a modern range of white wall, base and drawer units with complementary worksurfaces. Contrasting black and white tiling to splashbacks, integrated electric oven, hob and extractor fan over. Inset spotlighting. Fridge freezer and dishwasher.

BEDROOM ONE 11'1" x 10'5"

A good size double bedroom with lots of natural light, neutral carpet and decor. Fitted furniture and shelving.

BATHROOM 6'10" x 6'2" (max)

Fully tiled in modern, neutral large ceramics with window to the rear elevation. Bath with shower

over, shower screen, WC and wash hand basin. Ladder central heating radiator.

SECOND FLOOR

BEDROOM TWO

A good size double bedroom with Velux window so lovely and light! Neutral decor and carpet.

BEDROOM THREE 11'1" x 8'2"

A comfortable bedroom, currently used as an office with Velux window, so again lots of natural light and useful fitted eaves storage. Neutral decor and carpet and shelving.

SHOWER ROOM 7'2" x 5'2"

Fully tiled as bathroom with good size shower cubicle, wash hand basin and WC. Window to the rear elevation and ladder central heating radiator.

UTILITY 5'6" x 5'2"

With Velux window, washing machine and dryer.

OUTSIDE



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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	

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.