

HARDISTY

AND CO

Holtdale Grove
Holt Park



£550 PCM
PCM

hardistyandco.com

0113 239 0012

HARDISTY AND CO

LOCATION

The Holt Park shopping centre is only a short walk away providing an Asda supermarket, swimming pool, health centre and small selection of shops. The Cookridge Hall Golf Course and leisure centre is also only a short distance away. The Otley Road (A660), Ring Road (A6120) and the (A65) provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate. For the more travelled commuter the Leeds & Bradford Airport is close at hand. The Horsforth Train Station provides services to Leeds, York and Harrogate centres and the neighbouring village of Horsforth also offers an excellent range of amenities including shops, banks and supermarkets. There is an abundance of restaurants, eateries and pubs catering for all tastes and age groups.

HOW TO FIND THE PROPERTY

From our office at New Road Side Horsforth (A65) proceed down towards Leeds City Centre. At the bottom of the hill turn left into Hawksworth Road. Proceed to the Woodside roundabout and carry straight on into Low Lane. Proceed along until reaching the junction with Station Road. Turn right and proceed along Tinshill Road. Continue along up to the very top of the hill and at the Junction with Otley Old Road turn right and first left into Holtdale Approach. Take the first left turn into HOLTDALE GROVE and the property, No:48 can be identified by our TO LET board. LS16 7RZ

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.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com

ACCOMMODATION

Timber and glazed entrance door giving access into communal hall. Stairs to the first floor with doorway into...

PRIVATE ENTRANCE HALL

A spacious hall with storage cupboards. Doorway into...

LIVING/DINING KITCHEN

15'5" x 15'3" max

A superb sized room successfully combining living and kitchen space. The kitchen area has recently been re-fitted with a lovely modern range of 'High Gloss' cream wall, base and drawer units with solid wood working surfaces, stainless steel sink and side drainer with modern mixer tap. Breakfast bar. Integrated electric oven, four point gas hob and extractor over. Central heating radiator. uPVC double glazed windows to the front and rear elevations providing good natural light.

KITCHEN PHOTO TWO

KITCHEN PHOTO THREE



LANDING

With neutral decor. Fantastic sized storage cupboards providing excellent storage space, there is also a utility cupboard which is plumbed for an automatic washing machine and houses the boiler. Doorway into...

BEDROOM

9'7" x 12'6"

(Excluding the walk-in robe). A fabulous size with modern neutral decor. Central heating radiator. Walk-in wardrobe space measuring some 6ft x 6ft 3 approx. uPVC double glazed window to the rear elevation.

BATHROOM

Very smartly presented and fitted with a modern three piece white suite comprising full length modern unit incorporating inset wash hand basin with chrome mixer tap and polish finish vanity beneath. Granite style display surface. WC with concealed flush and separate walk-in shower cubicle with tall glazed shower screen and chrome thermostatic 'Rainfall' shower and separate shower attachment. Fully tiled in

modern white ceramics with black border. Ceramic tiled floor. Chrome heated towel rail. uPVC double glazed window.

OUTSIDE

parking space.

MANAGED BY AGENT

BROCHURE DETAILS

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



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

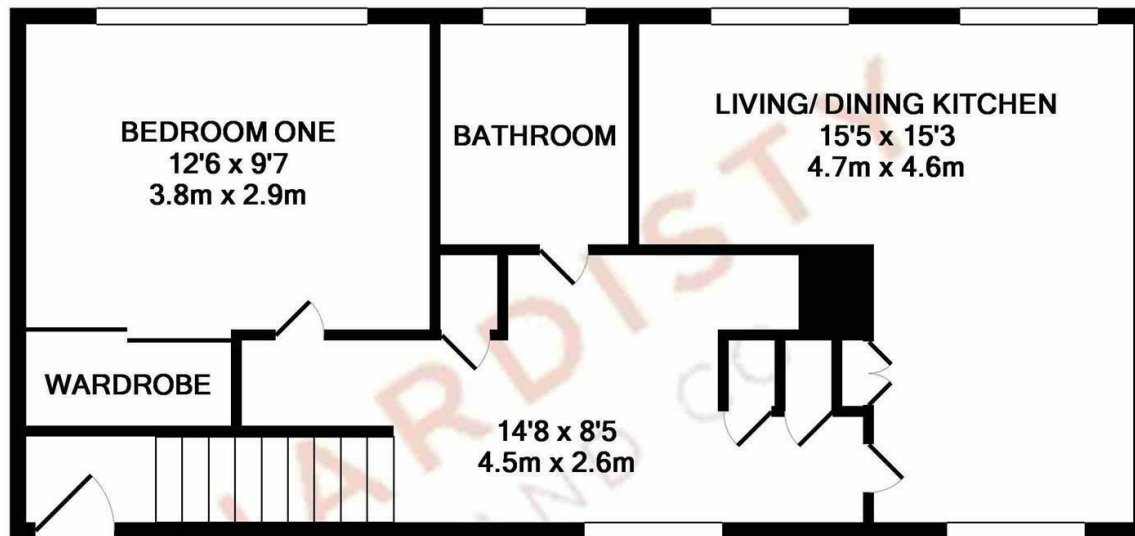
otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

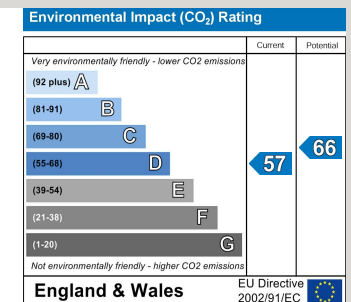
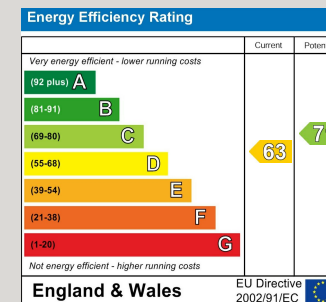
hardistyandco.com

HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 516 SQ.FT. (48.0 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 ©2018



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.