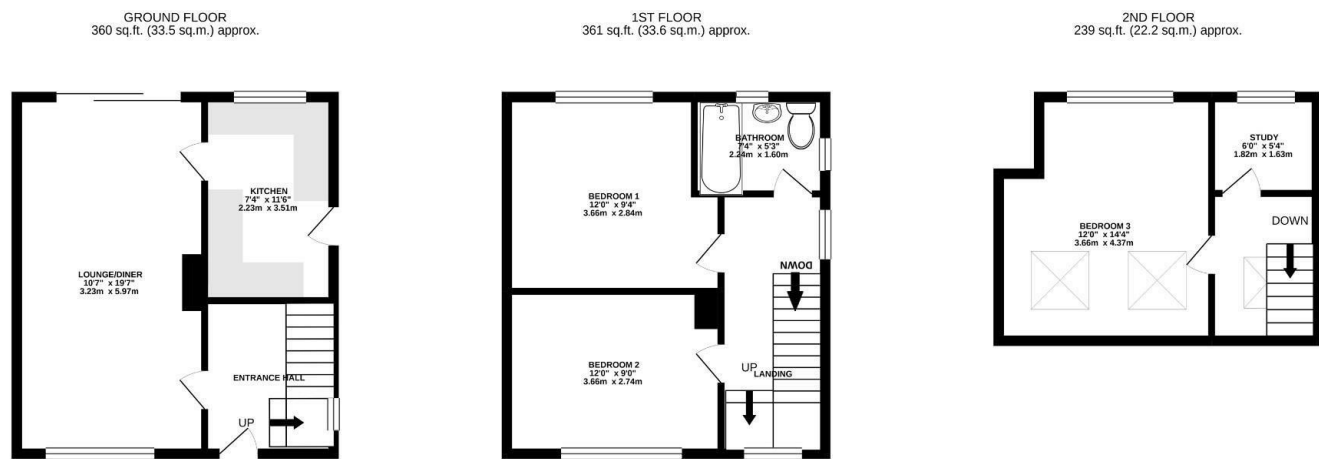


# HARDISTY AND CO



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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.

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# HARDISTY AND CO



**Old Farm Cross**  
West Park

**£200,000**  
3 BEDROOM HOUSE - SEMI-  
DETACHED

hardistyandco.com



**INTRODUCTION**  
A larger than average semi-detached home in a much sought after residential area, close to excellent amenities, schools and travel links! Boasting a converted loft with rear dormer giving so much extra room. In brief this property consists of; entrance hall with fitted storage, large living/dining room with dual aspect and sliding doors to the rear. Fitted kitchen. To the first floor there are two good size double bedrooms and a family bathroom suite. The top floor is a very spacious principle bedroom with eaves storage and home office area. Outside the property boasts well maintained front and rear gardens and a brick built storage unit to the rear, off street parking with scope to create more to the large front garden. This home is a gem and is sure to appeal to a number of buyers, call us now for more information and to secure your viewing slot!

**LOCATION**  
The property is ideally situated close to the amenities of Spen Lane, including the Co-Op, local shops and take-aways. The Holt Park shopping complex has an Asda supermarket, swimming pool/leisure centre and various other shops and this is within a short distance. This location also offers easy access to Otley Road (A660) and the Ring Road (A6120) which provide major links to the motorway networks and bus services into the center of Leeds. For the more traveled commuter, Leeds - Bradford International Airport is only a short car ride away. The neighbouring villages of Adel and Horsforth are very accessible from here and offer an abundance of shops and banks etc, whilst Headingley is within walking distance with its vibrant & eclectic mix of amenities, which includes Headingley Stadium where first class rugby and cricket can be enjoyed. There are a variety of restaurants, coffee bars and eateries in the area catering for all tastes and age groups. Lawnswood high school is within a short walk.

**HOW TO FIND THE PROPERTY**  
SAT NAV POST CODE LS16 5DH.

**ACCOMMODATION**

**TO THE GROUND FLOOR**  
Composite entrance door into...

**HALL**  
With staircase to the first floor and a useful under-stairs storage cupboard. Door into...

**LOUNGE/DINER**



**19'7" x 10'7"**  
A spacious room with dual aspect windows letting in a good amount of natural light. Plenty of space to create a dining area at one end and add a good sized table and chairs. Sliding patio doors lead outside into the rear garden.



**11'6" x 7'4"**  
Fitted with wall, base and drawer units providing storage space, with contemporary work-surfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Point for a cooker with cooker hood over and plumbed for a washing machine. Under-stairs pantry with space for a fridge/freezer. Ceramic tiles to splash-back areas.

**TO THE FIRST FLOOR**  
Staircase from the ground floor hall leading up to...

**LANDING**  
With window to the side elevation. Access hatch into the loft. Stairs to the second floor. Door into...

**BEDROOM ONE**



**12'0" x 9'4" (max)**  
A good double bedroom with the window providing a pleasant outlook.

**BEDROOM TWO**



**12'0" x 9'0"**  
Another good sized double bedroom with a private outlook.

**BATHROOM**  
**7'4" x 5'3"**  
With a fitted suite comprising panel bath with thermostatic shower over, W.C and a pedestal wash hand basin. Ceramic tiles to the walls and floor, window aiding natural light and ventilation. Two windows provide ample light and natural ventilation.

**TO THE SECOND FLOOR**  
Access into...

**BEDROOM THREE**



**14'4" x 12'0" (max)**  
A generous sized third double bedroom with far reaching views. Velux window. Dormer window to the rear elevation. Eaves storage.

**STUDY**  
**6'0" x 5'4"**  
An excellent space where you can work from home if required, or a study/dressing area etc. Private outlook.

**TO THE OUTSIDE**



At the front of the property there is a shared drive and a large front garden, which offers potential to create further parking if required, (subject to permission). At the rear, there is a paved patio area, a lawn and a secure outhouse.

**ADDITIONAL SERVICES - Disclosure Of Financial Inte**  
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

**MORTGAGE SERVICES**  
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

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

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) 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		