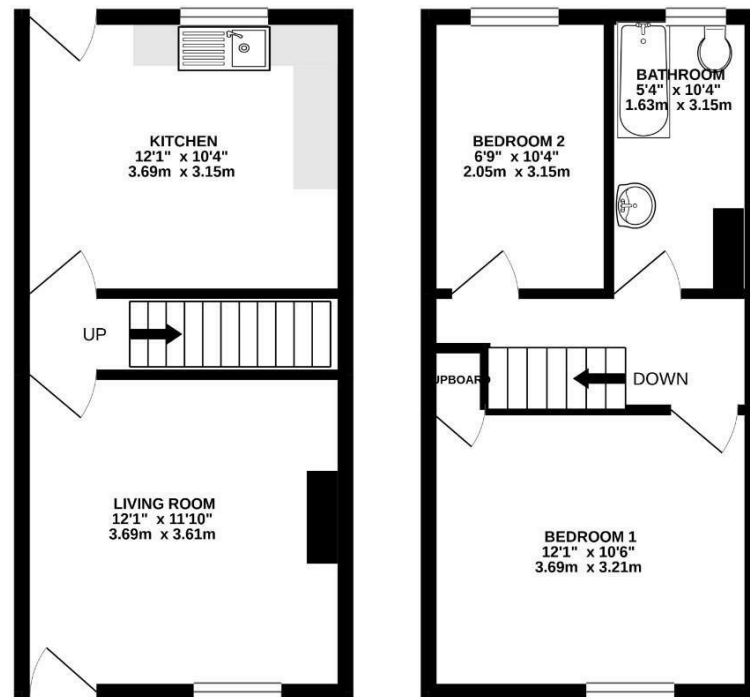


HARDISTY AND CO

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2021

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



Barden Place
Armley

£119,950

2 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION

Two bedroom, brick built, inner town house situated on the popular Barden area of Armley. The property has UPVc double glazing throughout, gas central heating, a modern fitted dining kitchen, a modern fitted bathroom suite, light and airy decor throughout. An ideal investment opportunity with an achievable rental figure of £575.00 per calendar month or as a home for the first time buyer or small family. The property is between Tong Road and Armley Town Street with a regular bus service between Leeds and Bradford, good local schools, shops and takeaways plus great leisure facilities in Armley sports centre, Armley park and the canal with the tow path for cycling and walking. Book your viewing now to save disappointment.

ARMLEY LOCATION

Armley offers excellent commuter routes into Leeds City Centre via the A647 & the B6154. The Armley Gyratory is close by and gives major links to the motorway networks. There are local shops and amenities to be found on Armley Town Street, with further amenities and a Railway Station down the road in Bramley. Within a short drive major retail stores can be found along the Ring Road, with the White Rose Shopping Centre also fairly close.

HOW TO FIND THE PROPERTY
SATNAV - Postcode LS12 3EQ.

ACCOMMODATION

TO THE GROUND FLOOR

Carolina style UPVc double glazed entrance door.

LOUNGE



12'1" x 11'11"

A good sized lounge with beautiful period fire place, recessed to both sides. UPVc double glazed window to the front, and ceiling coving.

DINING KITCHEN



12'10" x 12'1"

Spacious dining kitchen with inset one and a half bowl stainless steel, sink unit with mixer tap and drainer, inset gas hob, integral eye level electric oven, high level splash back tiling. UPVc double glazed window to the rear, half glazed UPVc double glazed door to the rear, central heating radiator, laminate flooring, wall mounted combination boiler, under stairs storage cupboard.

TO THE FIRST FLOOR

FIRST FLOOR LANDING

Access into...

BEDROOM ONE



12'2" x 11'11"

A good sized double bedroom, recessed to both sides of the chimney breast. Access to an over the stairs storage cupboard. UPVc double glazed window to the front elevation and central heating radiator.

BEDROOM TWO

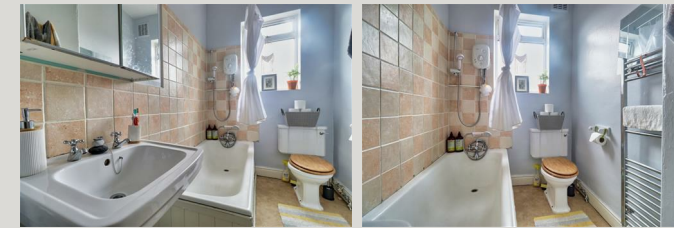


12'11" x 6'5"

A larger than average single bedroom. UPVc

double glazed window to the rear elevation, central heating radiator

BATHROOM



9'3" x 5'3"

Modern three-piece white bathroom comprising low flush W.C., pedestal wash basin, panelled bath with mixer tap and electric shower over, high level tiling to the bath area and behind the wash hand basin. Heated chrome towel rail. Frosted UPVc double glazed window to the rear elevation.

TO THE OUTSIDE



The property is street lined to the front and has a private enclosed yard to the rear with a high level fence and gate, brick built garden shed ideal for storage.

BROCHURE DETAILS

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

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.

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/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	