

HARDISTY AND CO

Rombalds View
Armley



£595 PCM
PCM

hardistyandco.com

0113 239 0012

HARDISTY AND CO

INTRODUCTION

| AVAILABLE NOW | PART FURNISHED | DEPOSITS APPLY | Spacious, two double bedroom, back to back terrace home with pleasant lawn and seating area to the front, great location, close to the Park, Leisure Centre, amenities, schools and with good transport links - easy access to the city centre. Sited over three floors and including a useful storage cellar, comprises, to the ground floor, a good size, bright and airy lounge/diner with large window to the front and ample dining space and a fitted kitchen with integrated electric oven, hob and extractor fan over. Washing machine and under counter fridge and freezer also included. Access to the cellar is from the kitchen and an inner lobby has the staircase going up to the first floor. The Master bedroom is a really good size, again flooded with natural light and there is a modern, white house bathroom with shower over the bath, WC and pedestal wash hand basin. To the second floor is another double bedroom with Velux window, useful fitted furniture as well as eaves storage. The property has gas ch and uPVC double glazing - furniture available is as seen on the photographs.

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

SAT NAV - Post Code - LS12 2BE.

ACCOMMODATION

GROUND FLOOR

Timber entrance door to ...

LOUNGE/DINER

13'1" x 13'9"

A good size, light and airy space with lots of natural light from the window to the front, patterned carpet and neutral decor theme. Feature fireplace housing a gas fire, alcoves to chimney breast wall and some fitted shelving. Round dining table and two chairs, TV unit, coffee table and mirror all included.



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KITCHEN

10'9" x 6'10"

A Shaker style fitted kitchen with integrated electric oven, hob and extractor fan over. Washing machine and under counter fridge and freezer. Window to the front elevation. Wood effect flooring, Asterlite sink and drainer with mixer tap and access down to the ...

LOWER GROUND FLOOR

CELLAR

Good size, providing useful storage space with a tiled floor and central heating radiator.

INNER LOBBY

With staircase up to the ...

FIRST FLOOR

LANDING

With stairs up to second floor and doors to ...

BEDROOM ONE

13'1" x 13'9"

A good size double bedroom at the front of the house with pleasant outlook, period style fireplace with gas fire, neutral decor to main with two feature walls. Neutral carpet, double bed base, wardrobe, chest of drawers, two bedside tables and chair.



BATHROOM

7'2" x 8'2"

Again, so spacious with solid wood flooring, white three piece suite incorporating a bath with thermostatic shower over, glazed screen, WC and pedestal wash hand basin. Fully tiled to wet areas and part walls with neutral to remainder. Heated towel rail, mirror and window to the front.

SECOND FLOOR

BEDROOM TWO

9'2" x 14'1"

A great size double bedroom at the top of the house with Velux window! Natural light floods the room and there is fitted furniture up here and useful eaves storage.

OUTSIDE

There is a paved and lawned area to the front.

BROCHURE DETAILS

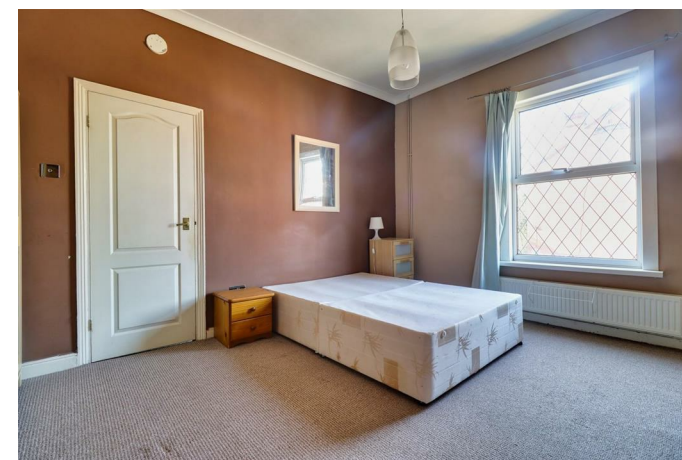
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

FEES AND DEPOSITS

'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.'



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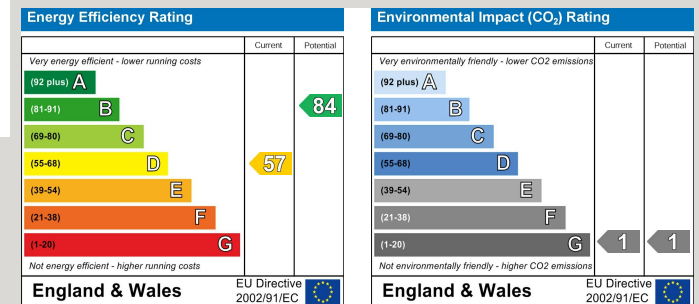
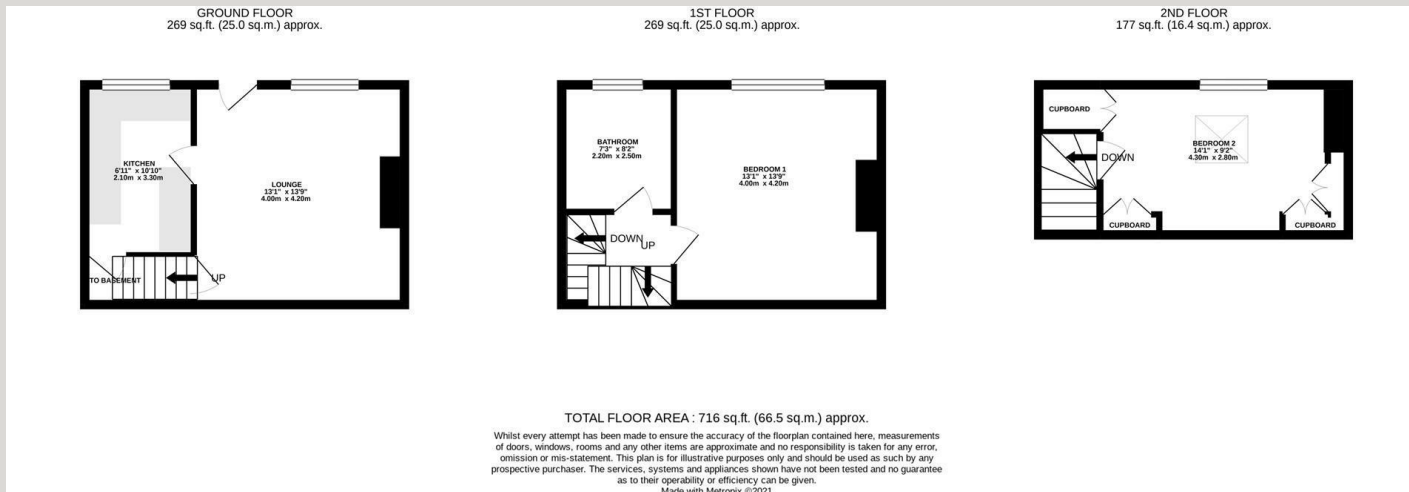
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre 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.