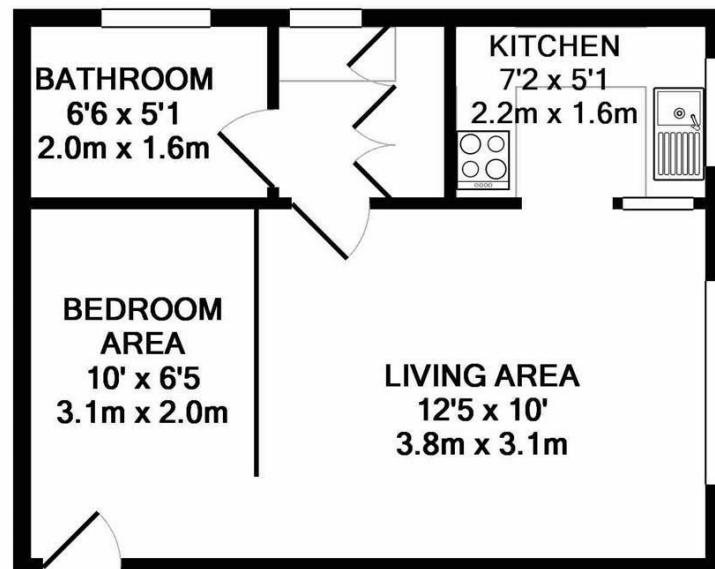


HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 286 SQ.FT. (26.6 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 ©2017

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.

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HARDISTY AND CO



Abbeydale Grove
Kirkstall LS5 3RE

£525 PCM

1 BEDROOM FLAT/APARTMENT

hardistyandco.com

**** AVAILABLE NOW **** **** UNFURNISHED ****
**** DEPOSITS APPLY **** MODERNISED STUDIO APARTMENT, located on the FIRST FLOOR. Located in the INCREASINGLY POPULAR area of KIRKSTALL. PERFECTLY POSITIONED between KIRKSTALL & HORSFORTH, and ALL THE AMENITIES and FACILITIES ON HAND, including SHOPS, BARS, RESTAURANTS and EXCELLENT TRANSPORT LINKS. Within REASONABLE WALKING DISTANCE to KIRKSTALL ABBEY & GROUNDS. The TRAIN STATION at the old FORGE SITE, only ENHANCES THE APPEAL of this location, With the ADDED BENEFIT of having OFF STREET PARKING. Sorry NO Pets. EPC D

INTRODUCTION

We have to offer this fantastic one bed studio apartment located on the Abbeydale Estate. Modern neutral decor throughout. Within walking distance to Kirkstall Abbey. Only a short distance away are the amenities of both Kirkstall and Horforth, offering a vast range of bars, restaurants and shops, including the popular retail park at Savins Mill Way as well as the new shopping centre at Kirkstall Bridge. The Train Station at the old Forge site, also enhances the appeal of this location. Off street parking.

LOCATION

Situated in this most convenient area of Kirkstall is this first floor studio apartment. The location offers easy access to the city centres of both Leeds & Bradford. The A65 is just at 'the end of the road' and connects to other major links to the motorway network. Kirkstall Abbey and the refurbished museum plus the recently constructed Kirkstall shopping complex are only a short distance from the property where you can find a Morrisons Superstore plus other high street shops. Further along the A65 you can find the Kirkstall Warner Village with a wide selection of leisure facilities including bowling alley, cinema, nightclub and various restaurants. The Abbeydales are most popular with young professionals due to the close proximity of all the amenities - modern living with every convenience close by.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed towards the city centre. After approximately one mile turn left into Abbeydale Way. Take the first right into Abbeydale Oval and turn right. Take your second right turn into ABBEYDALE GROVE and the property, can be found at the end of the road on the right hand side identified by our 'TO LET' Board.

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

Communal entrance with stairs leading up to first floor. Door immediately to the right leading in to...

BEDROOM AREA



6'5" x 10'0"

Bedroom area with half height partition wall separating bedroom area from...

LOUNGE



12'5" x 10'0"

Lounge area decorated in neutral tones with electric heater. Large window to the front elevation. Doorway leading into...

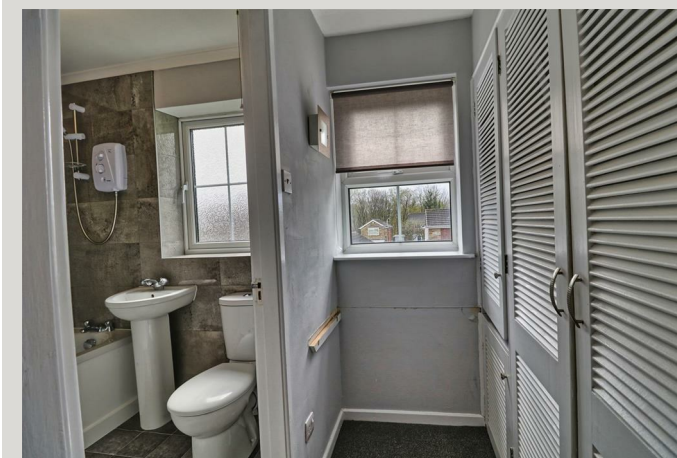
KITCHEN



5'1" x 7'2"

Modern fitted kitchen, complete with a range of white wall, drawer and base units with complimentary work surfaces. Laminate flooring throughout. Includes washing machine, fridge with freezer compartment and four ring electric oven.

DRESSING AREA



2'9" x 5'1"

Built in shelf and built in wardrobes providing useful storage space. Door leading to...

BATHROOM



6'6" x 5'1"

White three piece suite comprising low flush WC, hand wash basin and bath with electric shower over. Part tiled in modern ceramics with neutral decor to the remainder. Lino flooring.

OUTSIDE

Off street parking available.

MANAGED BY LANDLORD

BROCHURE DETAILS

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

