

HARDISTY AND CO

Moorfield Grove
Armley LS12 3RY



£595 PCM
PCM

hardistyandco.com

0113 239 0012

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| AVAILABLE NOW | PART FURNISHED | DEPOSITS APPLY | EXTREMELY WELL PRESENTED & SPACIOUS TWO DOUBLE bed., terrace home with EASY ACCESS to the city centre, close to great amenities, SCHOOLS, the Park & Leisure Centre, briefly, LARGE LIVING/DINING KITCHEN with stripped & varnished floorboards, useful Breakfast Bar to both the dining & kitchen side, modern fitted kitchen with access down to the cellar, MASTER bed., with fitted 'robes & modern white house bathroom to 1st flr & great size dormer bed., with fitted furniture & useful STUDY AREA to landing to 2nd flr. Outside there's on street parking. EPC - E



INTRODUCTION

| AVAILABLE NOW | PART FURNISHED | DEPOSITS APPLY | Extremely well presented and spacious, two double bedroom terrace conveniently sited for local amenities, schools, Leisure Centre and the Park along with easy access to city centre with great bus/road links. Nicely finished throughout with gas central heating and uPVC double glazing as well as useful cellar space, comprises, to the ground floor, a fabulous, light and airy living/dining kitchen with a modern fitted kitchen, integrated appliances, useful Breakfast Bar to both the kitchen and dining side of the space and with access down to the cellar from the kitchen and up to the first floor from the lounge/dining area. There a lovely stripped and varnished floorboards throughout, feature exposed chimney breasts and open fireplaces. To the first floor is the Master bedroom with fitted furniture and a modern white, three piece house bathroom with thermostatic shower over the bath. To the second floor is a large dormer bedroom, flooded with natural light and with fitted furniture - at the top of the landing to the second floor is a useful study area with built in desk - perfect! Outside there's on street parking.

HORSFORTH

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GUISELEY

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OTLEY

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LS12

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LOCATION

Armley offers excellent commuter routes into Leeds City Centre via the A647 & the B6154. The Armley Gytratory 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 3RY.

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.'

ACCOMMODATION

Furniture available as photographs.

GROUND FLOOR

Composite entrance door with transom over to ...

LIVING/DINING KITCHEN

18'0" x 13'9"

Such a fabulous size space flooded with natural light from the large window to the front and the window in the kitchen. Stripped and varnished floorboards and ample dining space/Breakfast Bar. Two blue sofas and feature exposed brick fireplace with stone lintel over and stone hearth. Neutral decor theme and fitted bookcase to one alcove. Door to staircase up to the first floor.

A modern fitted kitchen with continuation of the flooring, integrated electric oven, four point gas hob and extractor fan over. Ample storage and worktop space and useful Breakfast Bar to both the kitchen and dining side of the room. Stainless steel sink and side drainer with mixer tap, white splashback tiling and washing machine. Access down to the cellar.

FIRST FLOOR

LANDING

Stairs up to the second floor and with doors to ...

BEDROOM ONE

10'9" x 15'1"

Such a good size double bedroom with feature exposed brick chimney breast and fireplace with stone lintel over. Double built in wardrobe, neutral decor and grey carpet.

BATHROOM

7'2" x 8'3"

Such a good size bathroom with 'P' shaped bath, curved screen, thermostatic shower over, WC and

pedestal wash hand basin. Modern flooring and pale blue and white tiling to wet areas. The boiler is housed here as is the heated towel rail.

SECOND FLOOR

STUDY AREA

6'6" x 10'2"

A useful space at the top of the stairs with window to the side elevation and large fitted desk. Neutral decor and grey carpet.

BEDROOM TWO

11'5" x 13'9"

A fabulous, light and airy dormer bedroom at the top of the house, flooded with natural light and with the exposed stone chimney breast wall and fitted furniture.

OUTSIDE

There is on street parking to the front.

MANAGED BY AGENT

BROCHURE DETAILS

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



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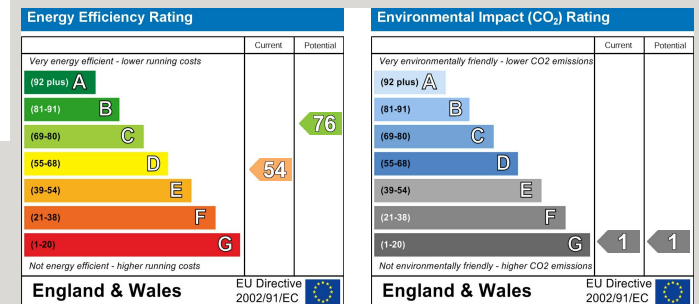
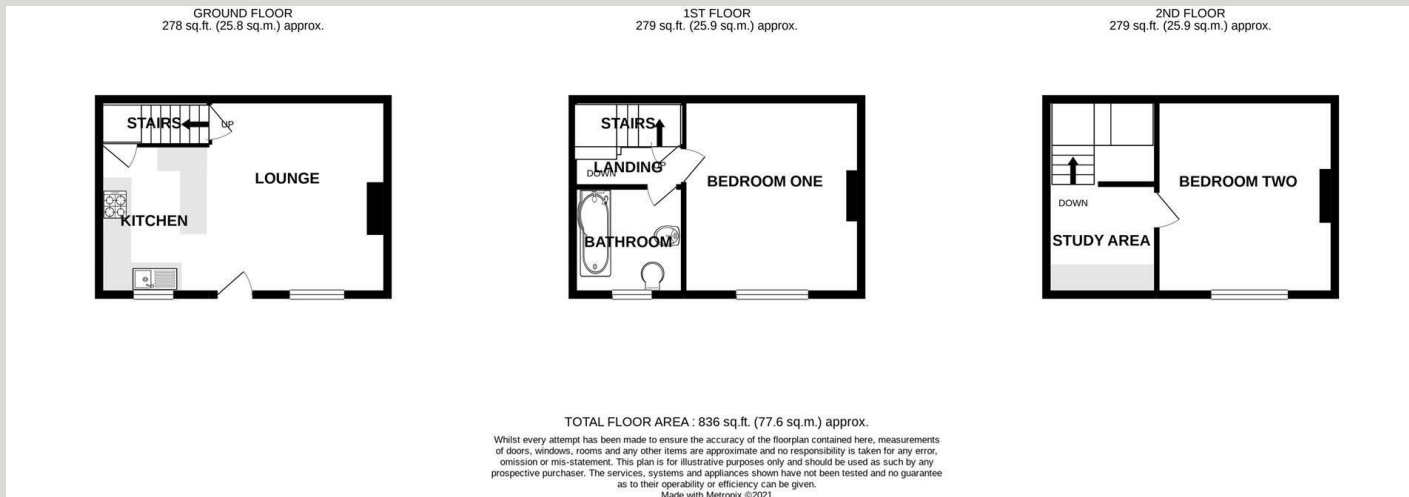
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. 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.