

HARDISTY

AND CO

Richardshaw Lane
Pudsey LS28 7NB



£950 PCM
PCM

hardistyandco.com

0113 239 0012

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AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | DELIGHTFUL & DECEPTIVELY SPACIOUS THREE bed., mid STONE terrace retaining lovely PERIOD FEATURES yet also has perfect blend of MODERN & STYLISH LIVING TOO! SOUGHT AFTER LOCATION close to amenities, SCHOOLS, EXCELLENT TRANSPORT LINKS & with NEW PUDSEY TRAIN ST., close by too! TWO RECEPTION ROOMS, STYLISH KITCHEN, TWO DOUBLE beds., GOOD SIZE 3rd & LUXURY HOUSE bathroom. OFF STREET PARKING & low maintenance garden to front. PRIVATE mainly DECKED & slate GARDEN to REAR with SUNNY ASPECT! EPC - D



INTRODUCTION

We are delighted to offer renters this great opportunity to acquire a delightful and deceptively spacious three bedroom mid stone terrace situated in this most sought after village of Pudsey. Retaining lovely period features and yet combining these with modern and stylish themes this property really must be viewed at your earliest convenience. Offered with no upward chain and close to amenities, schools and with excellent transport links to both Leeds and Bradford centres and also having New Pudsey Train Station on your doorstep, this impressive family home, comprises, to the ground floor, a hallway which gives a lovely first impression with feature Karndean flooring and period charm, good size lounge with stained and leaded bay window to the front allowing natural light to flood in, granite fire surround, ceiling coving and ceiling rose. A separate dining room is ideal for more formal dining and has an open fireplace with a cast iron surround and double Patio doors out to the rear garden and the modern kitchen is fitted with a stylish range of Shaker style wall, base and drawer units with integrated double oven, five point gas hob and stainless steel cooker hood over. There is also an integrated dishwasher and integrated fridge freezer. Upstairs are three bedrooms, the master with delightful exposed brick walling and cast iron fireplace. The second bedroom also has a cast iron fireplace and the generous third bedroom could also be used as a nursery or home office. The luxurious house bathroom incorporates a large walk in shower with thermostatic controls, corner spa bath, WC and basin set into vanity unit. The bathroom is tiled to low level and has tiled flooring which includes mood lighting! Outside there is off street parking to the rear and a low maintenance garden to the front which is finished in blue slate. There is a private, sunny mainly decked and slate garden to the rear. A must see!!

HORSFORTH

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LOCATION

Pudsey is a Historic market Town situated between Leeds and Bradford City Centres. Commuting to both business centres is straight forward either by private or public transport. The A6120, A647 and A657 are all on hand providing major links to the motorway networks. Just along the A647 is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and a train station and Pudsey has its own town centre offering an array of amenities. Calverley Village is a short car ride away and offers a handful of local shops, pubs and two golf courses. The neighbouring town of Pudsey is a short distance away with shops, restaurants and pubs. Only a short car ride away is the neighbouring 'village' of Horsforth where a further selection of shops, pubs, restaurants and eateries can be found.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout and turn left into the Ring Road (A6120). Proceed down the hill to the Rodley roundabout and carry straight on, over the roundabout. Proceed up the hill until reaching the Dawsons Corner roundabout. Turn left into Bradford Road and proceed along and down the hill. At the bottom and just after the pedestrian crossing turn right into RICHARDSHAW LANE B6155 & the property can be found on the right hand side and identified by our For Sale sign. Post Code - LS28 7NB

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. 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

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE HALL

With Karndean flooring and delightful period charm with ceiling coving, dado rail and two tone decor scheme. Door to ...

LOUNGE

15'7" x 14'9"

A superb size reception room with stained and leaded bay window to the front elevation allowing in lots of natural light! Feature period granite fire surround, ceiling coving and ceiling rose.

DINING ROOM

13'11" x 10'8"

Another good size reception room with feature painted cast iron fire surround, modern wood effect flooring, picture rail and double patio doors out to the rear garden!

KITCHEN

10'6" x 9'8"

Fitted with a modern Shaker style range of wall, base and drawer units with complementary worksurfaces and tile effect flooring. Integrated double oven, five point gas hob and cooker hood over. Belfast sink, plumbing for a washing machine, integrated dishwasher and integrated fridge freezer.

LOWER GROUND FLOOR

Accessed via a staircase from the hallway is a useful cellar.

FIRST FLOOR

LANDING

With doors to ...

BEDROOM ONE

14'5" x 14'0"

A good size double bedroom with exposed brick wall and feature cast iron fireplace. Not overlooked so offers peace and quiet and pleasant aspect over the garden.

BEDROOM TWO

12'11" x 12'4"

Another double bedroom with feature cast iron fireplace, built in wardrobes and window to the front elevation.

BEDROOM THREE

9'7" x 9'11"

A generous third bedroom currently with childrens' decor theme but would make ideal home office if required.

LUXURY FAMILY BATHROOM

10'4" x 5'7"

A spacious, modern and luxurious bathroom with walk in shower, thermostatic controls, corner spa bath, WC and basin set into vanity unit. Tiling to lower level, ladder central heating radiator and tiled floor with feature mood lighting!

OUTSIDE

A wrought iron gate gives access to the property, steps and a path lead to the front door and low maintenance garden to the front which is laid down to blue slate. To the rear is a private, with off street parking, a sunny garden which is mainly decked and with blue slate too!

MANAGED BY AGENT

BROCHURE DETAILS

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



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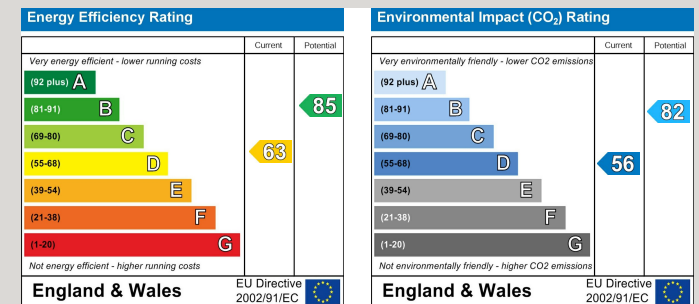
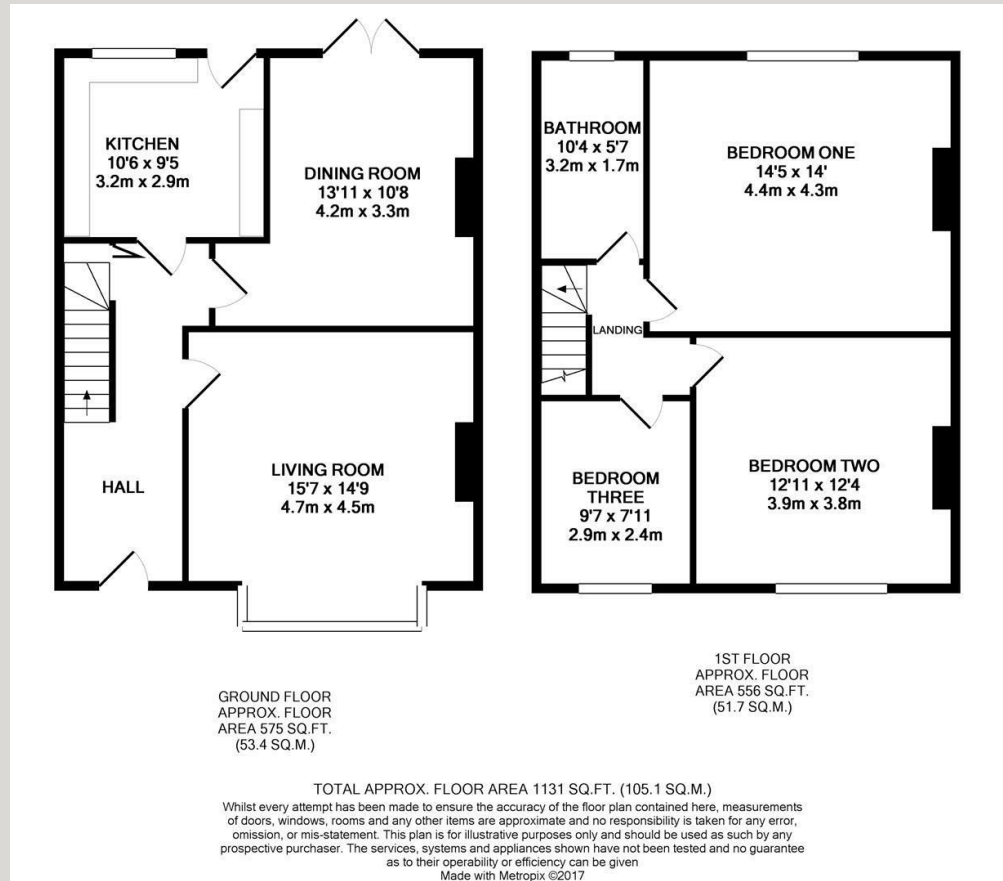
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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