

HARDISTY AND CO

Nancroft Mount
Armley LS12 2DF



£495 PCM
PCM

hardistyandco.com

0113 239 0012

HARDISTY AND CO

| AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | WELL PRESENTED & SPACIOUS, TWO bed., 1st flr APARTMENT in this popular & convenient location, close to amenities, SCHOOLS, the Leisure Centre, Park & with great transport links - EASY ACCESS to city centre. With secure intercom entry, uPVC dg & electric wall heaters, briefly, spacious, bright & airy living/dining space which opens through to the white fitted kitchen, TWO good size bedrooms & modern white house shower room. Outside there's on street parking to the front. EPC - E



INTRODUCTION

| AVAILABLE | UNFURNISHED | DEPOSITS APPLY | Extremely well presented and spacious, two double bedroom, first floor apartment in this popular and convenient Armley location, close to amenities, schools, the Leisure Centre, Park and with great commuter links to the city centre. Offering secure intercom entry system, uPVC double glazed and electric wall heaters, comprises, good size, bright and airy living/dining space with modern wood effect flooring and neutral decor theme, ample space for a sofa and table and chairs, a white fitted kitchen with integrated electric oven and hob, two good size bedrooms, again flooded with natural light and a modern white house shower room. 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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0113 2310933

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 2DF.

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

GROUND FLOOR

Communal entrance door with secure intercom entry system. Stairs up to the ...

FIRST FLOOR

Private entrance door to ...

LIVING/DINING AREA

12'1" x 11'5"

A good size, bright and airy space with modern wood effect flooring and neutral decor theme. Two windows to the front flooding the room with natural light and ample space for sofa and table and chairs. Opens through to the ...

KITCHEN

5'10" x 5'2"

A white fitted kitchen with integrated electric oven, four point hob and a stainless steel sink and side drainer with white splashback tiling. Neutral decor and continuation of the wood effect flooring.

BEDROOM ONE

9'6" x 8'10"

A comfortable double, flooded with natural light and with modern wood effect flooring. Neutral decor.

BEDROOM TWO

8'2" x 8'10"

A large single/small double, again flooded with natural light and with the modern wood effect flooring and neutral decor.

SHOWER ROOM

5'10" x 5'2"

A white shower room with shower enclosure, electric shower, WC and pedestal wash hand basin. Continuation of the flooring and white splashback tiling to wet areas.

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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OTLEY

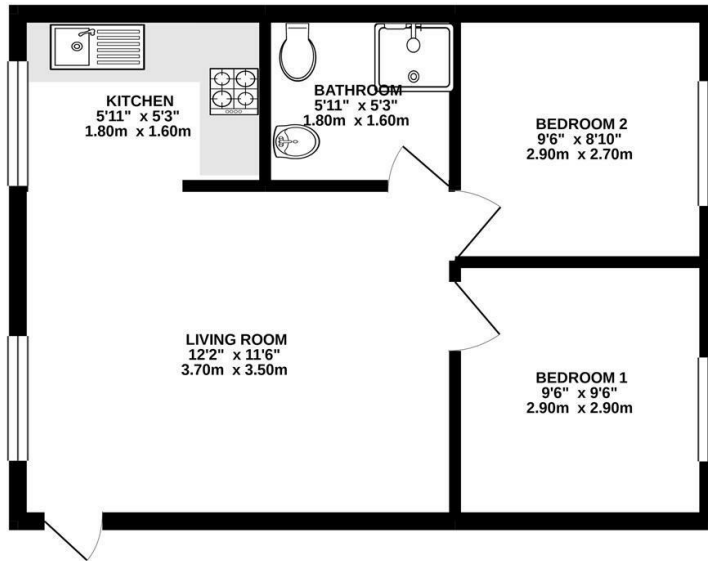
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GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.8 sq.m.) approx.
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 misstatement. 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 0.2021



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

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.