

HARDISTY AND CO

Woodview Close
Horsforth £825 PCM



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AVAILABLE 12TH JULY | UNFURNISHED | DEPOSITS APPLY | A VERY WELL PRESENTED, TWO DOUBLE BEDROOM TOWN HOUSE. Located in the POPULAR & CONVENIENT area of HORSFORTH just OFF LOW LANE and is IDEALLY POSITIONED for access to the TRAIN STATION - providing FREQUENT LINKS to LEEDS, HARROGATE and YORK City Centres. LOCAL AMENITIES including BARS, RESTAURANTS and SHOPS are also on hand, and SCHOOLS in the AREA come in ABUNDANCE, with EXCELLENT REPUTATIONS. ON STREET PARKING is available. PETS are CONSIDERED on an individual basis. With the ADDED BENEFIT of having GARDENS to both the FRONT & REAR. The rear is enclosed with access via the kitchen. EPC D



HORSFORTH

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INTRODUCTION

We are pleased to bring this superb two bedroom property to our rentals department. The property boasts gardens to both the front and rear, with two double bedrooms on offer. Pets are also considered by the landlord, on an individual basis. The property rests just off Low Lane, only a 5 minute walk to Horsforth Train Station as well as a variety of local pubs, shops and coffee shops. Schools in the local area come in abundance and with the highest reputations.

LOCATION

This property is located within a short distance of Station Road where a small selection of local shops, pubs and the Horsforth Train Station can be found. The station provides services into Leeds, York and Harrogate. There are two further 'main

streets' in the village also offering an excellent range of amenities and facilities. Horsforth is well known for its selection of restaurants, eateries and pubs, which cater for all ages and tastes. The Ring Road (A6120) and the A65 are both a short car ride away providing main road links to the commercial centres of Leeds, Bradford, York and Harrogate. For the more travelled commuter, the Leeds & Bradford Airport is only a short car ride away. The local schools have good academic records and are varied for all age groups.

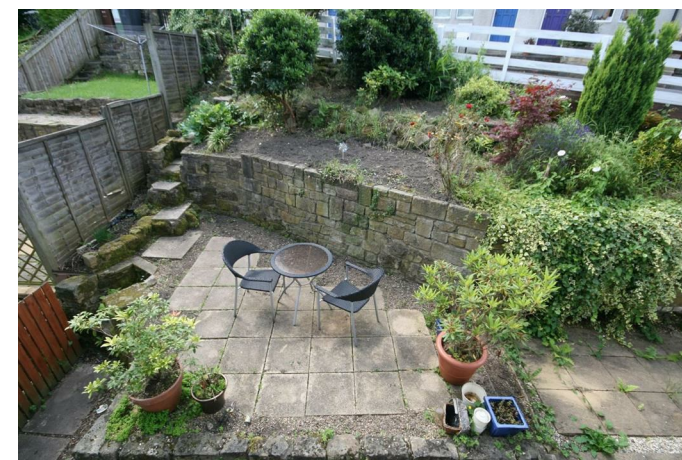
HOW TO FIND THE PROPERTY

From our office at New Road Side Horsforth (A65) proceed down towards Leeds City Centre. At the bottom of the hill turn left into Hawksworth Road. Continue to the Woodside roundabout and carry straight on into LOW LANE. Then take your next left

turning after King George Road into WOODVIEW CLOSE. The property No: 22 can be found on the right-hand side and is identified by our 'To Let' sign.

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.



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ACCOMMODATION

TO THE GROUND FLOOR

Entrance door leading into...

ENTRANCE VESTIBULE

Neutral decor with a useful understairs storage cupboard. Doors to...

LOUNGE

15'8" into bay x 11'9"

Modern neutral decor theme. Feature fireplace. Stripped and stained floor boards. Ceiling coving. uPVC window to the front elevation with lovely views. Door to...

KITCHEN

11'3" x 8'4"

With a modern and attractive range of wall, base and drawer units with complementary 'Marble' effect work surfaces. Integrated electric double oven and four point electric

ceramic hob. Stainless steel sink and side drainer. Plumbing for automatic washing machine. Fridge/Freezer left as good will. Part tiled in attractive ceramics with neutral decor to the remainder. uPVC windows to the rear elevation and door to rear garden.

KITCHEN PHOTO TWO

TO THE FIRST FLOOR

BEDROOM ONE

11'5" x 9'11"

A good sized double room with modern attractive decor with feature wall. Central heating radiator. Looking out over lovely long distance views.

BEDROOM TWO

11'5" x 8'0"

A double room with modern neutral decor theme. Central heating radiator. uPVC window to the rear elevation.

BATHROOM

8'9" x 4'8"

With a three piece white suite comprising WC, wash hand basin in vanity unit and bath with mixer tap shower attachment. Central heating radiator.

OUTSIDE

To the front of the property there is a lawned garden area, garden also to the rear with deep borders. The property has a garage en-bloc.

MANAGED BY LANDLORD

BROCHURE DETAILS

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



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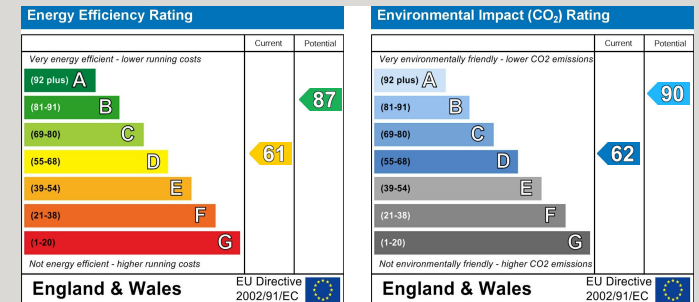
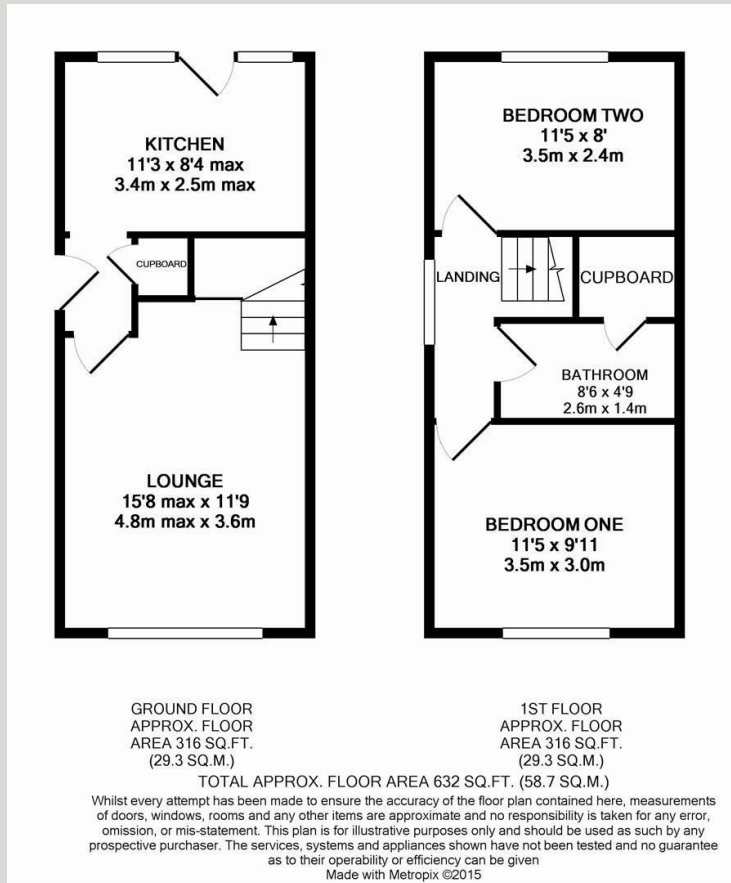
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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

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