

# HARDISTY AND CO

Cockshott Close  
Armley



£170,000  
Offers In The Region  
Of

# HARDISTY AND CO

## INTRODUCTION

| NO UPWARD CHAIN | We are delighted to offer purchasers this great opportunity to acquire, a most spacious, three bedroom family home which sits on a great sized plot, with good size enclosed garden to the rear (in need of some tlc), lawned garden to the front and space to add a large driveway to the front and side of the property, should you so wish! Situated in this convenient location, amenities, schools and excellent transport links are all closeby as is Headingley Train Station for those wanting easy access to the city centre. There is excellent scope to extend if required, subject to approvals and internally you may wish to make your own mark with style and decor too. Comprises, to the ground floor, a useful entrance porch for coats, shoes and bags, delightful entrance hall and useful under stair storage, good size lounge with bay window to the front elevation, a separate dining room, fitted kitchen (again subject to approvals could be made into one large dining/kitchen space). To the first floor are the three bedrooms, two of which are double bedrooms and a good size single which could be a nursery or home office if required. The bathroom is also in need of modernisation and currently has a panelled bath, shower controls and wash hand basin. There is a separate WC, an excellent size house bathroom could be created here! Early viewing of this one is essential to see the potential on offer!

## 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 2RJ.

## ACCOMMODATION

### TO THE GROUND FLOOR

Upvc door into...

### ENTRANCE HALL

With staircase to the first floor and a useful under-stairs storage cupboard. Door into...



## HORSFORTH

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0113 2390012

## GUISELEY

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01943 870970

## OTLEY

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01943 468999

## LS12

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## LOUNGE

14'2" x 13'2"

With a good sized bay window letting in plenty of natural light, this room has lots of scope to add your own stamp. Ceiling coving. Wood effect floor covering.

## DINING/SITTING ROOM

12'11" x 11'6"

With ceiling coving and up-lighters. Gas fire. Sliding patio doors open outside into the rear garden. Ample space to add a dining table and chairs. Potential to knock through into the kitchen and create a large open-plan dining kitchen, (subject to permissions).

## KITCHEN

9'6" x 7'10"

The kitchen would respond well to a scheme of updating/modernisation. Currently fitted with basic units for storage, with stainless steel sink, side drainer and mixer tap. Point for cooker. plumbed for washing machine. Under-stairs pantry/storage.

## TO THE FIRST FLOOR

Staircase from the hallway leading up to...

## LANDING

With doors into...

## BEDROOM ONE

12'3" x 11'7"

A good sized double bedroom with high ceiling.

## BEDROOM TWO

11'10" x 11'7"

A second good sized double bedroom with far reaching views from the window.

## BEDROOM THREE

8'10" x 8'0"

A good size third bedroom which is such a bonus. Useful fitted storage.

## BATHROOM

8'0" x 6'2"

Currently requiring modernisation, fitted with a panel bath and separate shower cubicle with electric shower.

## SEPARATE W.C.

4'10" x 2'11"

Low flush W.C. Scope to open up to the bathroom and create one large bathroom.

## OUTSIDE

The property occupies a good sized plot with scope to create a driveway at the front, subject to permissions.

Front lawn. At the rear there is a good sized garden with bags of scope, there is a decked area where you can sit out.

## ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

## MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

## BROCHURE DETAILS

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



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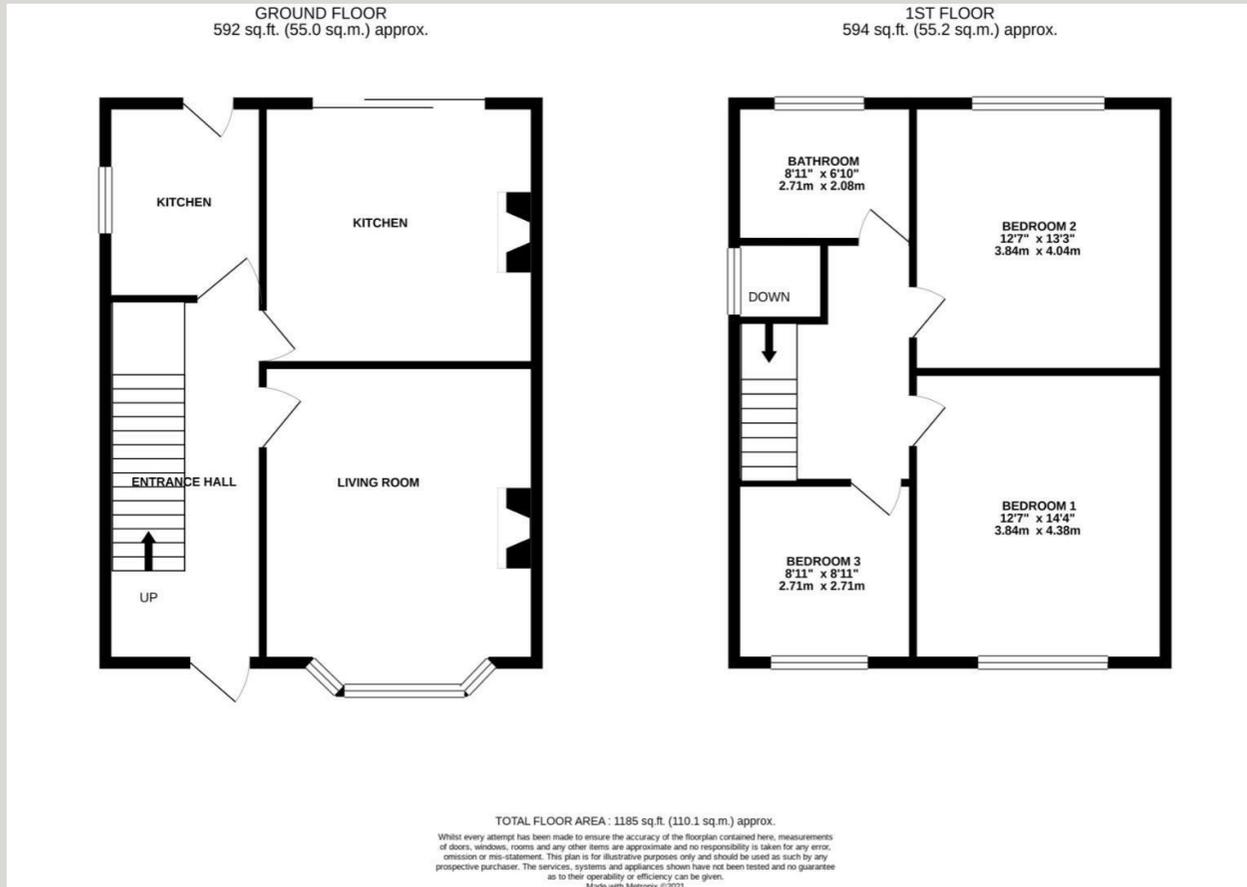
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# HARDISTY AND CO



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. 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.