

HARDISTY AND CO

Jordan Road
Stanningley



£110,000
Offers In The Region Of

HARDISTY AND CO

INTRODUCTION

This is an appealing two bedroom ground floor apartment located in this smart and modern purpose development with Intercom access for added security and gas central heating. Ideally located for commuters being a stone's throw from New Pudsey train station, local bus routes and the A647 Ring Road. Providing spacious living and with the added benefit of communal gardens & allocated parking. Plenty of amenities/facilities on hand in the area - including restaurants, pubs and Asda Superstore & Marks & Spencer. Entrance, lounge, fitted kitchen, two bedrooms and bathroom.

LOCATION

Stanningley is situated conveniently for Leeds and Bradford City Centres. Commuting to both business centres is easy either by private or public transport. The A6120 and A647 are both on hand providing major links to the motorway networks. Just a short distance away is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and the New Pudsey train station. The centre and train station are within reasonable walking distance of Station Square. In addition, the bus services are frequent locally. There is a good selection of shops, pubs and eateries in the area and the neighbouring villages of Farsley, Pudsey and Horsforth are only a short distance away, also offering a comprehensive range of facilities.

HOW TO FIND THE PROPERTY

SATNAV - Post Code LS28 6LB.

ACCOMMODATION

Communal entrance with intercom access.

ENTRANCE

With light neutral decor. Secure intercom entry system. Useful airing cupboard and storage space. Doors to...

KITCHEN

6'6" x 8'10"

A bright and airy kitchen fitted with a range of light wood effect wall, base and drawer units with complementary work-surfaces, lighting inset to the pelmet. Inset sink, side drainer and modern mixer tap. Ceramic tiled splash-backs with paint finish to the remainder. Integrated electric oven and hob. Plumbed for a washing machine. Vinyl flooring. Large window with pleasant outlook.



HORSFORTH

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OTLEY

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LS12

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LOUNGE

12'9" x 15'1"

An excellent sized reception, great for relaxing. Smart decor with feature paper to one wall. TV aerial point. Large window with a pleasant private outlook.

BEDROOM ONE

8'10" x 11'5"

A good double with paint finish to the walls. Large window with lovely outlook. Television aerial point.

BEDROOM TWO

9'6" x 7'10"

A spacious second bedroom with paint finish to the walls and a good sized window. Currently used as a dressing room but would make a good study/bedroom.

BATHROOM

8'10" x 5'2"

Panel bath with shower over, low flush W.C and a wash hand basin. Vinyl flooring. Partially tiled walls with paint finish to the remainder. uPVC double glazed window.

TO THE OUTSIDE

Communal gardens which are smartly presented for residents to enjoy. One allocated parking space.

LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease years - with 80 remaining as of 2021 - Ground Rent £50 P.A and Maintenance charge of £960 PA.

As the property only has 80 years remaining on the lease, certain lenders may not lend on the property.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

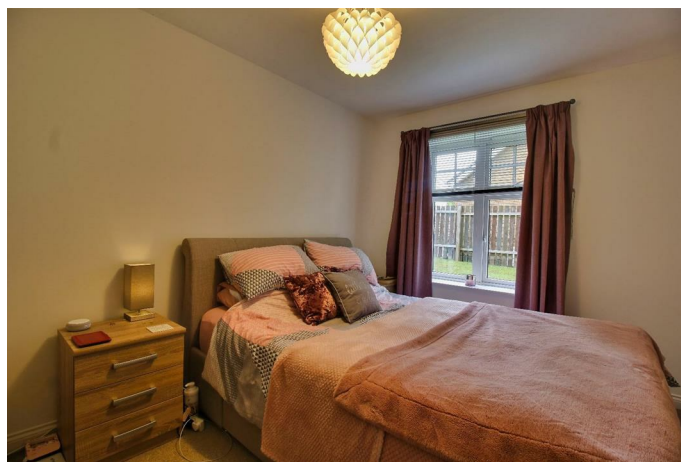
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage 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/>

BROCHURE DETAILS

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

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.



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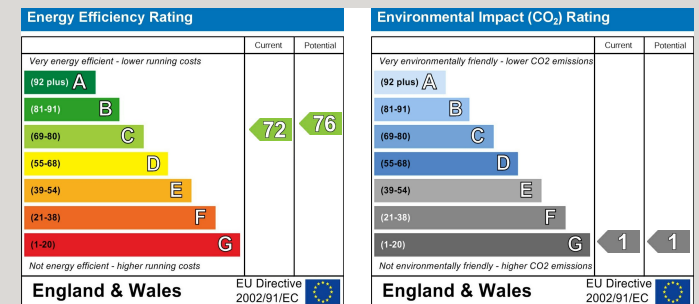
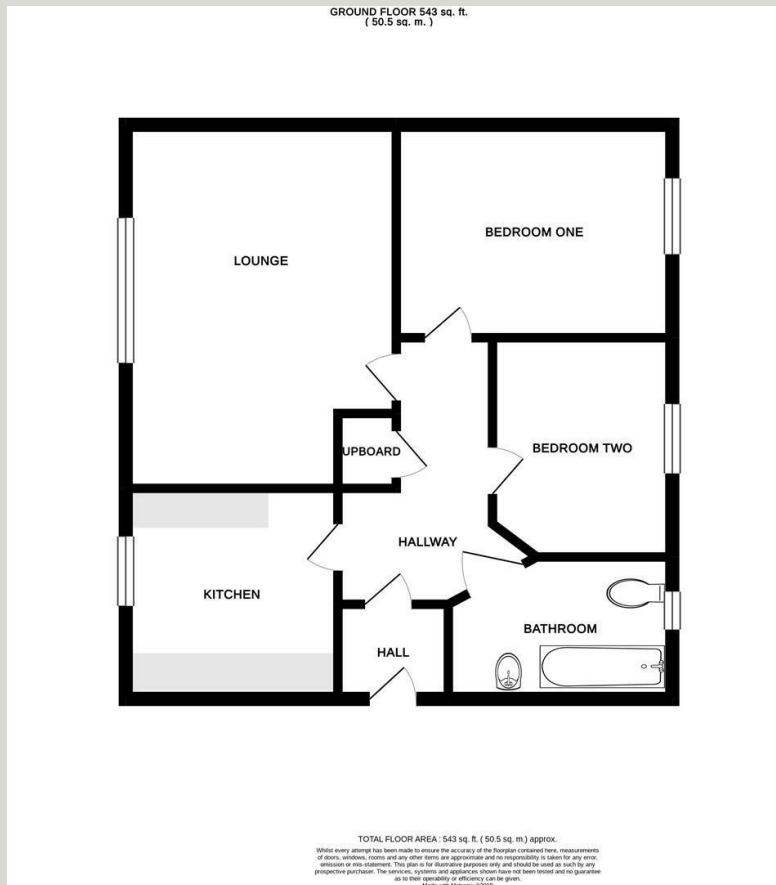
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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

Hardisty and Co - Agents note:

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