

# HARDISTY

## AND CO

Parkside  
Horsforth LS18 4DJ



£825 PCM  
PCM

[hardistyandco.com](http://hardistyandco.com)

0113 239 0012



# HARDISTY AND CO

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | Well presented TWO BEDROOM SEMI DETACHED PROPERTY, OOZING CHARM and CHARACTER. Offering FANTASTIC TRANSPORT LINKS and WITHIN WALKING DISTANCE to all LOCAL AMENITIES. Delightful COTTAGE STYLE GARDEN to the rear. PARKING to the side of the property. EPC -E



## INTRODUCTION

We are pleased to offer to the rentals market this very well presented two bedroom semi detached property located in the sought after and most convenient area of Horsforth. The property itself offers spacious living and modern neutral decor throughout with quality fixtures and fittings. The location offers fantastic transport links and a wide range of amenities on hand on New Road Side and Town Street. The train station is just on the other side of the village providing frequent services to Leeds, Harrogate and York. The neighbouring villages on Kirkstall and Pudsey are both on hand, both providing a range of eateries and shops With the added benefit of New Pudsey Train Station, providing links to Bradford and Halifax and the new Kirkstall Forge train station due for completion later this year.

## LOCATION

One couldn't wish for a more convenient location opposite Hall Park. Commuting is easy, both the A65 and A6120 are on hand providing major links to the motorway networks, and the centres of Leeds, Bradford, York and Harrogate. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including an abundance of schools, banks and supermarkets. The selection of pubs, restaurants and eateries is excellent catering for all tastes and age groups. Across the other side of the village is the Horsforth train station providing services to Leeds, Harrogate and York. This home really would make an ideal home for young professionals wanting to live in a popular situation with every convenience close by.

## HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

otley@hardistyandco.com  
01943 468999

## LS12

ls12@hardistyandco.com  
0113 2310933

[hardistyandco.com](http://hardistyandco.com)

#### 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 ANNUALLY BEFORE PAYING THE HOLDING DEPOSIT.

#### HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up towards the Horsforth roundabout and after approximately a quarter of a mile and just before the Fleece Public House turn right into PARKSIDE. The property can be found on the right hand side, identified by our 'TO LET' sign.

#### GROUND FLOOR

Timber and Glazed front entrance door leading into...

#### FRONT ENTRANCE LOBBY

Modern decor with useful storage cupboard. Leading through into...

#### DINING KITCHEN

12'5" x 12'5"

A really good size modern kitchen, fitted with an ample range of 'Limed Oak' wall, base and drawer units with tasteful tiled work surfaces. 'White Asterite' sink and side drainer with matching mixer taps. Plumbing for automatic washing machine, integrated dishwasher (left as good will items) and useful under stair storage cupboard. 'Yorkshire' stone flagged flooring with feature 'Inglenook' style fireplace with wood mantle. Panelled and beamed ceiling with central heating radiator. uPVC sealed unit double glazed window to front elevation. Door (to useful pantry and storage area) and stairs down to...



#### BARREL VAULTED CELLAR

A large room with light and power. Please note that garages and cellars are not liveable spaces, we are unable to guarantee the condition of these areas. Please note, any personal belongings stored in these areas will be at your own risk, and the landlord or agent will not be responsible for any damage caused to the items from being stored in these areas

#### LOUNGE

13'0" x 12'4"

Great size lounge with feature 'Pine' fireplace - (for decorative purposes only) set to chimney breast with tiled inset and hearth. Modern, neutral decor throughout with one contemporary feature papered wall. Central heating radiator. Window to rear elevation with pleasant views across the allotments.

#### REAR ENTRANCE PORCH

Sealed unit double glazed windows. Timber and glazed door to the rear garden.

#### FIRST FLOOR

#### LANDING

Access to loft via loft ladder. Doors leading into...

#### BEDROOM ONE

13'0" x 12'0"

Double bedroom, offering modern neutral decor and laminate flooring throughout. Attractive revealed window paneling and architrave. Central heating radiator with feature ceiling beams. uPVC sealed unit double glazed window to rear elevation with pleasant outlook over the allotments to rear.

#### BEDROOM TWO

9'8" x 7'2"

Good size single bedroom, again with neutral decor. Central heating radiator. uPVC sealed unit double glazed window to front elevation.



#### BATHROOM

7'2" x 5'6"

Fitted with a modern three piece suite in 'White' comprising of panelled bath with 'Mira' shower over, pedestal hand wash basin and low flush W.C. Central heating radiator. Window to side elevation.

#### OUTSIDE

To the front of the property, is a driveway giving access to parking at the side of the property. The rear garden is a nice size, being mainly paved and ideal for sitting out and entertaining with lovely aspect across the allotments to the rear.

#### MANAGED BY AGENT

#### BROCHURE DETAIL

HARDISTY AND CO prepared these details, including photography, in accordance with our estate agency agreement.



#### HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

#### GUISELEY

guiseley@hardistyandco.com  
01943 870970

#### OTLEY

otley@hardistyandco.com  
01943 468999

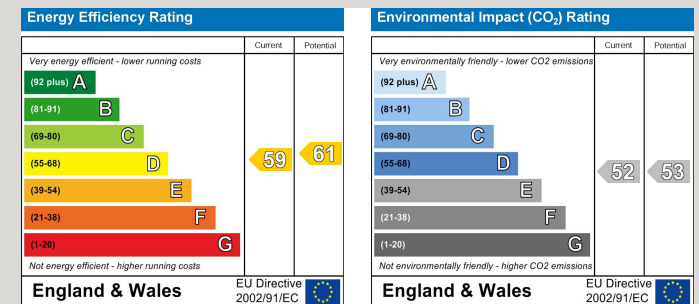
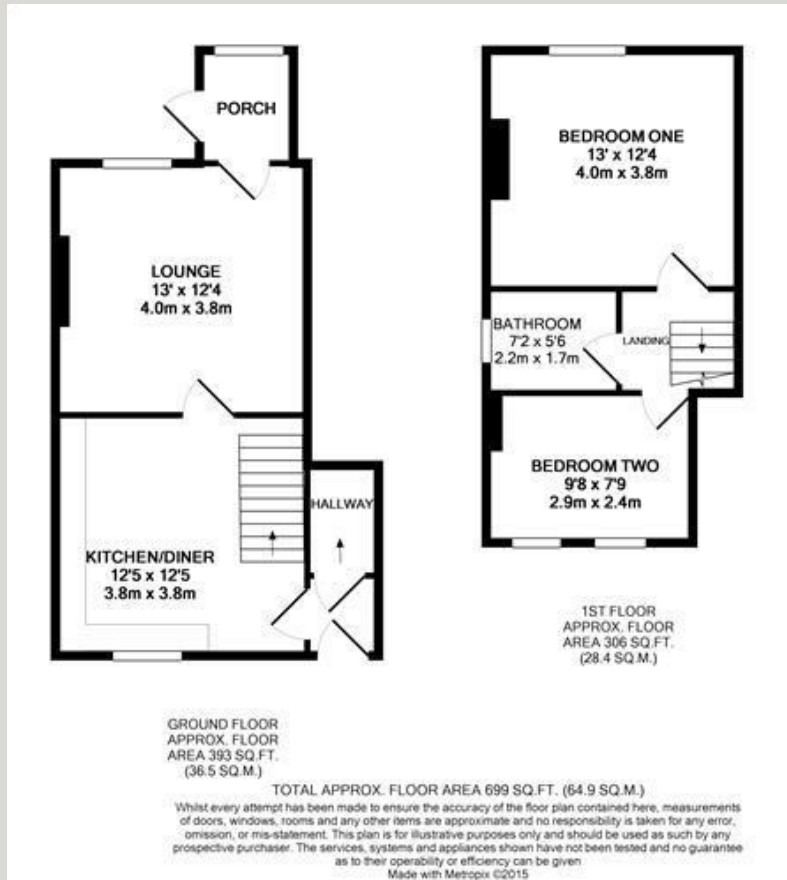
#### LS12

ls12@hardistyandco.com  
0113 2310933

hardistyandco.com



# HARDISTY AND CO



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.