

# HARDISTY AND CO

Salisbury View  
Armley LS12 2AU



£775 PCM  
PCM

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

0113 239 0012

# HARDISTY AND CO

| AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | NEWLY REFURBISHED, FOUR bed., terrace home, sited over THREE flrs with useful CELLAR space too! Ideally located for the Park, SCHOOLS, amenities & with great TRANSPORT LINKS with easy access to the city centre. Pleasant ENCLOSED paved area to the rear, newly decorated, new carpets/flooring & newly fitted kitchen & bathroom. Briefly, entrance vestibule, LARGE light & airy lounge, great size family DINING KIT., to the rear with access out, modern white fitted kitchen & ample dining space, TWO beds., & white house bathroom to 1st flr & TWO FURTHER DOUBLE beds., to 2nd flr. EPC - D



#### INTRODUCTION

| AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | A large, newly refurbished, four bedroom mid terrace home offering accommodation over three floors along with a generous, cellar space. Benefiting from newly fitted carpets/flooring, newly decorated rooms, newly fitted kitchen and bathroom, this property is sited close to the Park, amenities, schools and has great transport links with easy access to the city centre. There is a pleasant, enclosed, paved area to the rear accessed from the dining kitchen and on street parking. Comprises, entrance vestibule, generous bright and airy lounge with large windows to the front elevation and feature Living Flame gas fire, a modern, stylish white newly fitted kitchen with contrasting worksurfaces, integrated electric oven, gas hob and extractor fan over, pleasant outlook to the rear and access out. To the lower ground floor are useful cellar rooms. Up on the first floor is the Master bedroom, a further good size bedroom and modern white recent house bathroom with an electric shower over the bath, WC and wash hand basin. To the second floor are two great size double bedrooms, both flooded with natural light and tucked away so a nice quiet setting up there.

#### HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

#### GUISELEY

guiseley@hardistyandco.com  
01943 870970

#### OTLEY

otley@hardistyandco.com  
01943 468999

#### LS12

ls12@hardistyandco.com  
0113 2310933



#### LOCATION

Armley offers excellent commuter routes into Leeds City Centre via the A647 & the B6154 the property is on one of the main bus routes affording easy access to Leeds city centre and the train station. The Armley Gyrotory is close by and gives major links to the motorway networks for both the M1 and M62. Leeds Bradford airport is a short car journey away.

There are local shops and amenities to be found on Armley Town Street, with further amenities and a Railway Station in neighbouring Bramley. Within a short drive major retail stores can be found along the Ring Road, with the White Rose Shopping Centre close by.

#### HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS12 2AU.

#### 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

##### TO THE GROUND FLOOR

uPVC double glazed entrance door with transom over to ...

##### ENTRANCE VESTIBULE

With neutral decor. Door into...

##### LOUNGE

13'5" x 14'0"

Such a good size reception room, flooded with natural light from the

windows to the front elevation. Newly fitted grey carpet and neutral decor theme, picture rail, deep skirtings, dado rail and feature fireplace housing a Living Flame gas fire. Alcoves to both sides of the chimney breast.

##### DINING/LIVING KITCHEN

14'0" x 13'5"

Lovely spacious dining kitchen at the rear of the house with access out to the courtyard and pleasant outlook. Newly fitted flooring, neutral decor and modern, white kitchen providing lots of storage and worktop space. Integrated electric oven, four point gas hob and extractor fan over. Stainless steel sink and side drainer with mixer tap and modern, metro style tiling to splashbacks. Ample dining space - perfect family space!

Spacious with ample well defined dining space. The kitchen area is fitted with a modern range of wall, base and drawer units with complementary working surfaces. Integrated electric oven and four point gas hob with extractor fitted over. Stainless steel sink and side drainer with modern mixer tap. Breakfast bar. Central heating radiator. uPVC double glazed window to the rear elevation, timber and glazed door leading out to the rear courtyard.

##### LOWER GROUND FLOOR

##### CELLARS

Providing good storage space.

##### TO THE FIRST FLOOR

##### LANDING

With neutral decor, stairs up to the second floor and doors into...

##### BEDROOM ONE

13'6" x 11'0"

A nice sized double bedroom at the front of the house with neutral shades of decor and newly fitted grey carpet.

##### BEDROOM TWO

11'8" x 7'8"

A comfortable sized bedroom with neutral decor and newly fitted grey carpet.

##### BATHROOM

Having a white three piece suite comprising bath with electric shower fitted over, low flush WC and pedestal wash hand basin. Modern flooring, neutral decor, heated towel rail and window to the rear elevation.

##### TO THE SECOND FLOOR

##### LANDING

Neutral decor theme. Doors into...

##### BEDROOM THREE

11'0" x 9'6"

A good size dormer bedroom at the front of the house, flooded with natural light, at the top of the house so nice and quiet and with useful fitted storage. Neutral decor theme and newly fitted grey carpet.

##### BEDROOM FOUR

13'7" x 14'0"

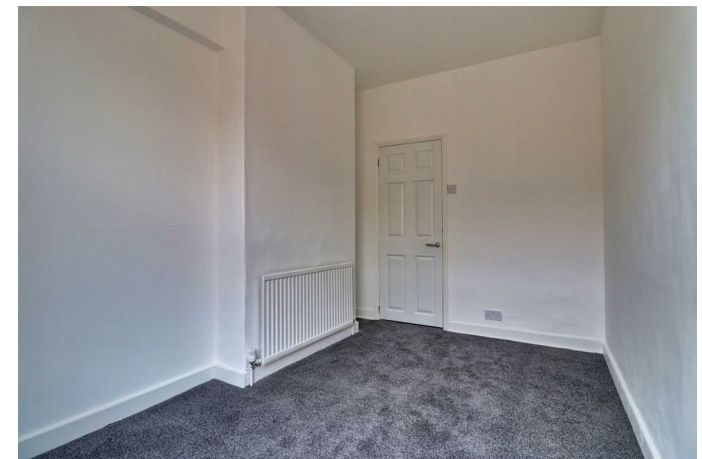
Another spacious, bright and airy double bedroom on the second floor with neutral decor, newly fitted grey carpet and window to the rear elevation.

##### OUTSIDE

Nice size low maintenance, enclosed courtyard style garden to the rear - perfect for sitting out and safe for children to play.

##### BROCHURE DETAILS

WAITE & 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

