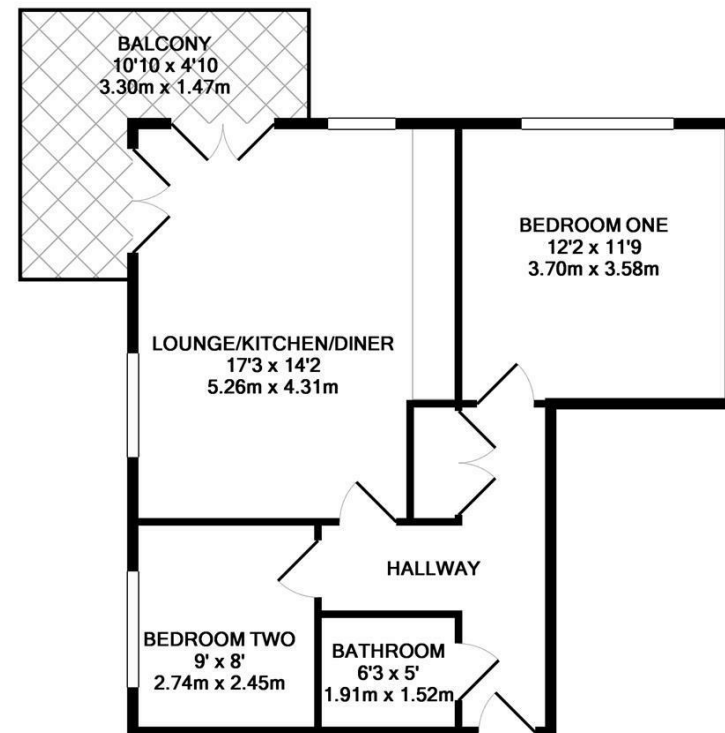


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2017

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:**

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.

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# HARDISTY AND CO



Silver Cross Way  
Guiseley

£140,000  
2 BEDROOM APARTMENT

hardistyandco.com



INTRODUCTION  
ATTENTION ALL INVESTORS. THIS PROPERTY ALREADY HAS A GREAT TENANT. Situated within easy walking distance of Guiseley Town Centre, all local amenities, schools and transport links, including Guiseley Train Station, we are delighted to offer for sale this 2nd floor, beautifully presented apartment. Boasting lovely views over communal gardens and with allocated parking space, this beautiful apartment briefly comprises security entrance to communal entrance, stairs to 2nd floor, private entrance hall, two double bedrooms, house bathroom, open plan modern fitted kitchen, lounge and diner. To the outside there are landscaped and beautifully maintained communal gardens with allocated parking space. GREAT INVESTMENT NOT TO BE MISSED.

LOCATION  
Athens, Silvery Cross Way is set on this recent and modern development in a very convenient location close to the heart of the town centre offering numerous shops including a large Morrison's store, two retail parks and a selection of restaurants and pubs. Yeadon town centre is a short drive away also offering alternative shops and restaurants. The main A65 leads out to Ilkley and the Yorkshire Dales and in the opposite direction to Leeds and Bradford town centres. There is a rail connection from Guiseley to Leeds which is approximately a five minute walk and for the more travelled, Leeds/Bradford Airport is a short journey away.

HOW TO FIND THE PROPERTY  
From our office on Otley Road proceed towards the White Cross roundabout & Menston and turn left hand onto Back Lane, take your first left again then

follow the road round and 'Athens' can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR  
Communal entrance door with door entry system and staircase to . . .



SECOND FLOOR  
Private timber entrance door to . .

ENTRANCE HALLWAY  
Fitted storage cupboards housing the combi boiler and plumbed for washing machine. Doors to . .

OPEN PLAN LIVING/DINING/KITCHEN  
17'3 x 14'2  
A beautiful bright room with open plan living out to the balcony. Two further windows flooding the room with lots of light. dining area and kitchen area with fitted modern wall, base and drawer units with contemporary work surfaces. Integrated electric oven, four point gas hob and extractor fan above. Stainless steel sink and side drainer with mixer tap and stainless steel splash back. Integrated fridge/freezer. Integrated dish-washer. Access to wrap around balcony.

BEDROOM ONE  
12'2 x 11'9  
Generous size double with window overlooking the communal gardens.

BEDROOMS TWO  
9' x 8'  
Ideal guest room/office or for a young child.

BATHROOM  
6'3 x 5'  
Comprising three piece white suite with panelled bath with thermostatic shower over and glass shower screen. Pedestal wash-hand basin and low flush W.C. Extractor fan. Modern ceramic tiled splash back.

OUTSIDE  
Outside the property there is allocated parking space for one car and communal gardens. there is also a secure bike store.



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

LEASEHOLD AND RELATED CHARGES  
We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent.

MORTGAGE SERVICES.  
Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

