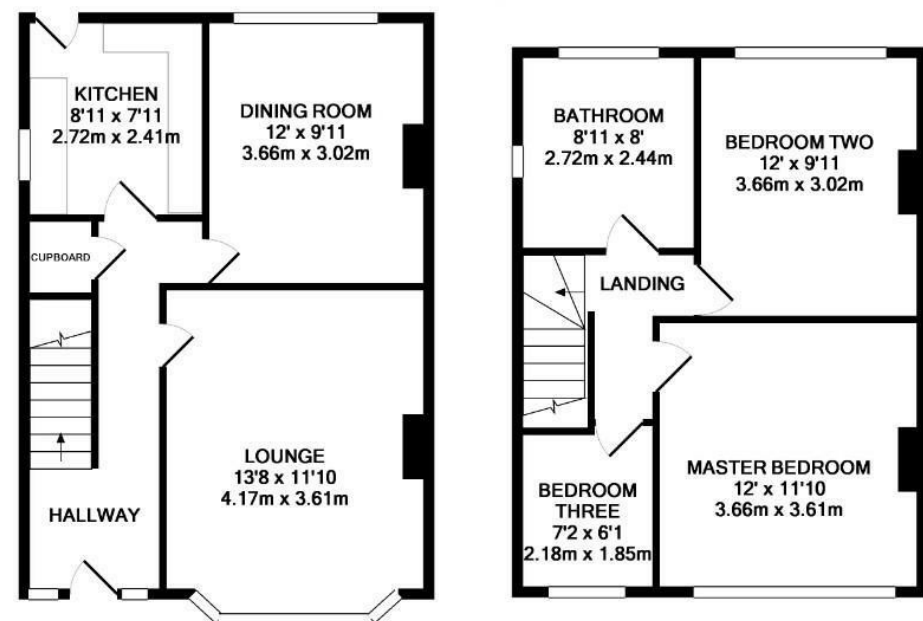


HARDISTY

AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.7 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:

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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiselley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY

AND CO



Carr Road
Calverley LS28 5RT

£925 PCM
3 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

- AVAILABLE NOW - UNFURNISHED - FEES AND DEPOSIT APPLY - HALF PRICED REFERENCING FEE'S - A SUPER, REFURBISHED 1920'S PERIOD SEMI-DETACHED, providing a SPACIOUS & APPEALING FAMILY HOME. Located in the heart of Calverley, close to the village schools, park & amenities, shops and local restaurants too. Train Station in Greengates/Apperley Bridge providing a ten minute journey into the City centre - Briefly comprises:- Entrance hall, bay fronted formal lounge with pleasant outlook to the front, further reception room offering great formal dining/entertaining space or a spacious family room, modern fully fitted kitchen - First floor: THREE BEDROOMS & LUXURIOUS BATHROOM. Off street parking & GARAGE, low maintenance garden to front and rear. EPC - E.

INTRODUCTION

A recently refurbished 1920's period semi-detached property, providing a spacious and appealing family home. Located in the sought after village of Calverley, not only is this property close to the village schools, park and amenities, it is also only a short walk to the shops and local restaurants too. A train Station has recently opened in Greengates/Apperley Bridge providing a ten minute journey into the City centre so it's perfect for commuters or those who enjoy having a night out in the City. Accommodation briefly comprises:- Entrance hallway giving access to a bay fronted formal lounge with pleasant outlook to the front, a further reception room over- looking the rear garden and offers great formal dining/entertaining space or a spacious family room. A modern fully fitted kitchen finishes off the ground floor perfectly. To the first floor are two excellent sized double bedrooms and a third generous single, a stunning and luxurious house bathroom complements this lovely home so well. Off street parking to the front and side, low maintenance garden to front and rear and a detached garage.

CALVERLEY LOCATION

Calverley Village offers a thriving village atmosphere. Situated between Leeds and Bradford, with excellent access links into the City Centres making commuting straightforward. The A658 and A657 both provide major links to the motorway networks and for those wishing to travel further afield, Leeds-Bradford Airport is a short drive away. A new train station has opened at Apperley Bridge which gets you into Leeds in ten minutes. Just along the A657 is a shopping complex where a Sainsbury's supermarket and other major retail outlets can be found. The popular Owlcotes Centre at Pudsey offers Marks & Spencers & Asda Superstores, with New Pudsey train station adjacent. The Village has two primary schools, Calverley Church Primary School, and Calverley Parkside School, a park, Village pubs and a handful of local amenities are on hand, in addition there are also two golf courses nearby. Only a short car ride away are the neighbouring 'villages' of Horsforth, Guiseley, Rawdon and Farsley where a further selection of shops, pubs, restaurants and eateries can be found.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout and turn left into The Ring Road (A6120). At the Rodley roundabout turn right into Rodley Lane, this in turn changes into Towngate and then CARR ROAD. Proceed along and the property, can be found on the left hand side, identified by our 'TO LET' sign. Post Code LS28 5RT.

FEES AND DEPOSIT APPLY

'An administration fee is applicable of £120 inc VAT per application and a reference check fee of £40.00 inc VAT per applicant. All reference checks are carried out through an independent referencing company. Please note that once the referencing has started this is non refundable. Also a security fee of a minimum of £200 will be required on application. This fee will be deducted from your first months rent, on contract start date. Please note - if you withdraw from the let or fail the reference procedure, this £200 fee will be used to compensate the landlord for withdrawing the property from the market. The remainder of the rent is payable before occupation of the property. A full deposit is one months rent plus one quarter = £1245. This will increase if you have pets or special conditions. Pet clause deposit £250.'

ACCOMMODATION

TO THE GROUND FLOOR
uPVC door into...

ENTRANCE HALL

A spacious hallway with wood effect flooring which adds a smart and practical finish. Staircase to the first floor with a useful under-stairs storage cupboard. Door into...

LOUNGE

13'8" x 11'10"
A beautiful bay fronted room with attractive decor and deep ceiling cornice. A bright and sunny reception room that offers a pleasant space in which to unwind and relax.



DINING ROOM

12'0" x 9'11"
Providing a useful second reception room which could be used for a multitude of purposes, to suit your own personal requirements. A tiled fire surround houses an inset real flame gas fire. French doors open out into the rear garden, ideal if you are entertaining then your guests can spill out into the garden, or let the children run out and play. Smart and practical wood effect flooring.



KITCHEN

8'11" x 7'11"
Fitted with a good range of sleek, gloss finish wall, base and drawer units with contemporary work surfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Integrated electric oven and hob with perspex splash-back. Wood effect floor. Access out into the rear garden.



TO THE FIRST FLOOR
Staircase from the ground floor hallway leading up to...

LANDING
With access hatch into the loft. Doors into...

BEDROOM ONE
12'0" x 11'10"

A generous sized bedroom over looking fields.



BEDROOM TWO
12'0" x 9'11"

A second excellent sized double bedroom with a pleasant outlook over the rear garden.



BEDROOM THREE
7'2" x 6'1"

An ideal single bedroom, nursery or office space.



BATHROOM
8'11" x 8'11"
Fitted with a modern three piece suite comprising panel bath with thermostatic shower valve fitted over and a glazed shower screen, WC and a pedestal wash hand basin. Tiled splash-backs. Ladder style central heating radiator. Wood effect flooring. Extractor fan.



OUTSIDE

At the front of the property there is a low maintenance garden and also off-street parking. At the rear, the garden requires a little TLC/finishing off. There is a garage.



MANAGED BY LANDLORD

BROCHURE DETAILS

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

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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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