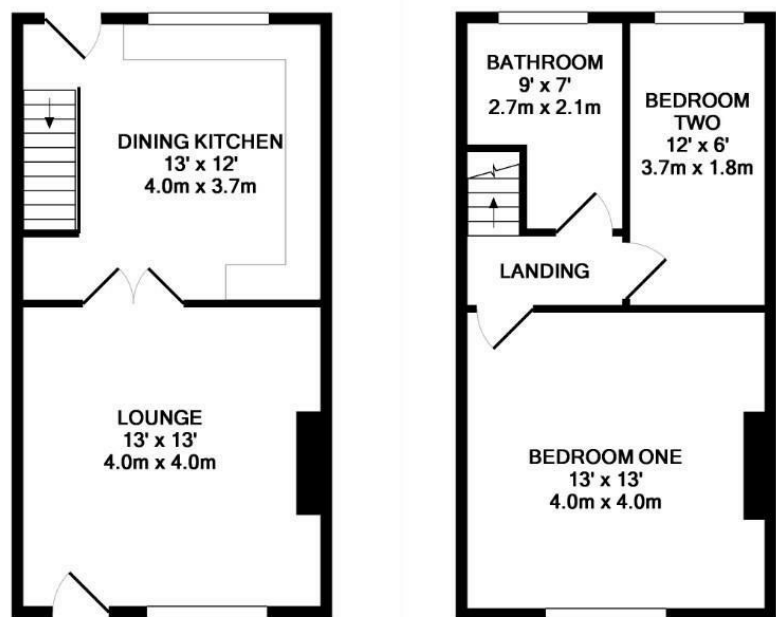


HARDISTY AND CO



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:
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



Bateson Street
Greengates BD10 0BE

£550 PCM
2 BEDROOM HOUSE -
TERRACED

hardistyandco.com

* * A V A I L A B L E 14TH JANUARY**UNFURNISHED**FEES & DEPOSIT APPLY** VERY WELL PRESENTED STONE FRONTED THROUGH TERRACED HOME - MODERN NEUTRAL DECOR - UPVC D.G. & GAS C.H. SOUGHT AFTER & POPULAR LOCATION - DELIGHTFUL LOUNGE WITH FEATURE OAK FIREPLACE - MODERN 'MAPLE' EFFECT DINING KITCHEN WITH PARTIAL TILING IN MODERN CERAMICS.TWO SPACIOUS DOUBLE BEDROOMS & MODERN WHITE BATHROOM WITH CORNER BATH WITH TRITON SHOWER OVER. ATTRACTIVE REAR GARDEN ENJOYING SUNNY ASPECT AND IDEAL FOR SITTING OUT. EPC - C

LOCATION:
The property is located just off New Line, with supermarkets, restaurants and pubs close by. Greengates offers easy access to both Leeds & Bradford commercial centers, either by car or public transport facilities. The Owlcotes centre is a short drive away boasting a large Asda store and Marks & Spencer outlet. Leeds & Bradford Airport is also within easy reach of the property.

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 (A6120). Proceed down to the Rodley roundabout and turn right into Rodley Lane, this becomes Towngate, Carr Road, and New Line. At the bottom of the hill, just after the Petrol Service Station, turn right into Carr Bottom Road and first left into BATESON STREET. The property, No:21, can be found on the left-hand side.

FEES & 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 = £720. This will increase if you have pets or special conditions. Pet clause deposit £250.

ACCOMMODATION:
GROUND FLOOR:
uPVC sealed unit double glazed entrance door leading into...
LOUNGE:
13'0" x 13'0"
Modern neutral decor. T.V. aerial point. Central heating radiator. uPVC sealed unit double glazed window to front elevation.



DINING KITCHEN:
13'0" x 12'0"
Fitted with a modern and attractive range of 'maple' effect wall, base and drawer units with complementary working surfaces. Stainless steel sink and side drainer with matching mixer taps. Plumbing for automatic washing machine. Point for electric cooker. Space for fridge freezer. The kitchen is partially tiled in modern ceramics with neutral decor to the remainder. Central heating radiator. uPVC sealed unit double glazed window to rear elevation. Door leading out to rear garden.



Staircase from dining kitchen leading up to....

FIRST FLOOR:
LANDING:
Modern neutral decor. Doors leading into....
BEDROOM ONE:
13'0" x 13'0"
Modern neutral decor. Painted floorboards. Central heating radiator. uPVC sealed unit double glazed window to front elevation.



BEDROOM TWO:
12'0" x 6'0"
Modern neutral decor. Central heating radiator. uPVC sealed unit double glazed window to rear elevation.



BATHROOM:
9'0" x 7'0"
Fitted with a modern three piece suite in white comprising corner bath with Triton shower over, pedestal wash-hand basin and low flush W.C. The bathroom is partially panelled with modern neutral decor to the remainder. Central heating radiator. uPVC sealed unit double glazed window to rear elevation.



OUTSIDE:
There is an attractive garden to the rear enjoying a sunny aspect and ideal for sitting out and relaxing. Parking is on street.
BROCHURE DETAILS
WAITE & Co prepared these details, including photography, in accordance with our estate agency agreement.

MANAGED BY AGENT

