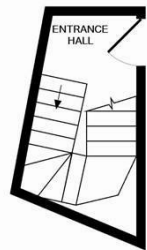
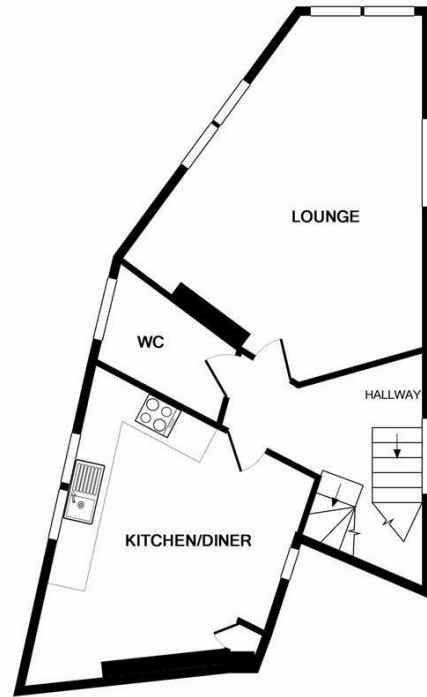


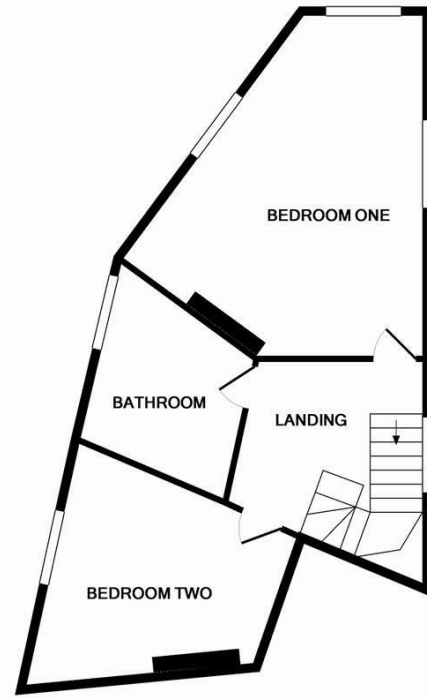
# HARDISTY AND CO



ENTRANCE HALL  
APPROX. FLOOR AREA 63 SQ.FT. (5.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR AREA 504 SQ.FT. (46.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR AREA 505 SQ.FT. (47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.6 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 ©2016

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



The Green  
BD10 9PS

£595 PCM  
2 BEDROOM FLAT/APARTMENT

hardistyandco.com

- AVAILABLE 15TH JANUARY - UNFURNISHED - FEES & DEPOSIT APPLY - SUPERB, RECENTLY REFURBISHED TWO DOUBLE BEDROOM APARTMENT. Having undergone EXTENSIVE WORKS and FINISHED TO AN EXTREMELY HIGH STANDARD, viewings REALLY ARE A MUST to appreciate the QUALITY & SPACE ON OFFER. Located in the INCREASINGLY POPULAR area of IDLE, only a SHORT STROLL to the LOCAL AMENITIES with EXCELLENT TRANSPORT LINKS on hand, PROVIDING EASY ACCESS to both LEEDS & BRADFORD City Centres, as well as the MOTORWAY NETWORK & SURROUNDING AREAS - Making this AN IDEAL COMMUTER LOCATION. The property BOASTS VIDEO ENTRY SYSTEM & BRAND NEW WINDOWS THROUGHOUT, along with NEW CARPETS & fittings. UN-RESTRICTED ON STREET PARKING to the FRONT of the property. Sorry NO Pets. EPC to follow.

**INTRODUCTION**

We are extremely pleased to offer this amazing property to the rentals market. Having recently undergone extensive refurbishments, including full re wire, new carpets throughout, fully redecorated, new kitchen and bathroom suites along with new windows and a video entry system. The property boasts spacious living with a quirky feel. Unrestricted on street parking to the front. Only a short walk to local amenities with fantastic access to the motorway network and both Leeds & Bradford City Centres. This property really must be viewed to appreciate what is on offer.

**LOCATION**

This property is situated in a convenient location, close to local amenities, reputable schools and has good transport links to the motorway networks and the centres of Leeds, Bradford and Harrogate. For the more travelled commuter the Leeds & Bradford airport is only a short car ride away. Greengates, Apperley Bridge and Idle have a selection of retail and leisure facilities plus a choice of eateries and pubs. With easy access to Apperley Bridge Station also.

**HOW TO FIND THE PROPERTY**

Start out from our office at New Road Side. At the Broadway roundabout take the 1st exit onto the A6120 Ring Road. At the next roundabout, take the 3rd main exit onto the A657. Follow straight through to the traffic signals, continue forward onto the A657. At crossroads turn left onto Apperley Road. Continue forward onto New Street. At the roundabout take the first exit onto the Green. The property can be found just on the corner and identified by our 'To Let' board.

**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 = £750. This will increase if you have pets or special conditions. Pet clause deposit £250.

**ACCOMMODATION**

**GROUND FLOOR**

The property has secure video entry system into the apartment with stairs to...

**FIRST FLOOR**

Private entrance into apartment

**LOUNGE**

A superb lounge space, with a bright airy feel. Cool tone decor and carpets with large arched windows allowing natural light to flood the room, really adding to the spacious feel. Feature fireplace, with two central heating radiators and dual aspect view to the front and side.



**KITCHEN**

Recently fitted modern kitchen, complete with a range of cream wall, drawer and base units, and complimentary work surfaces. With four ring electric hob and oven, with extractor over and contrasting splash back. Two fabulous arched windows. Ample space for dining table and chairs and plumbing for washing machine.



**WC**

Great addition to the property. Complete with a cool grey decor theme, low flush WC and hand wash basin with ladder style, chrome heated radiator.



**SECOND FLOOR**

Stairs leading to the second floor living space. Carpeted throughout. Stunning stained glass window. Large open space - possible study area. Doors leading to...



**BEDROOM ONE**

Fabulous size, first double bedroom. Having two central heating radiators and three large arched windows - providing ample natural light as well as dual aspect to the side and front.



**BEDROOM TWO**

Second good size double, again with cool grey decor and carpets. Large arched windows.



**BATHROOM**

Stunning three piece bathroom suite. Consisting of low flush WC, hand wash basin with built in storage underneath and 'P' shaped bath with shower over. Part tiled in modern, large ceramics to the shower area, and neutrally decorated to the remainder.



**OUTSIDE**

Unrestricted on street parking to the front



**MANAGED BY AGENT**

**BROCHURE DETAIL**

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	

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

