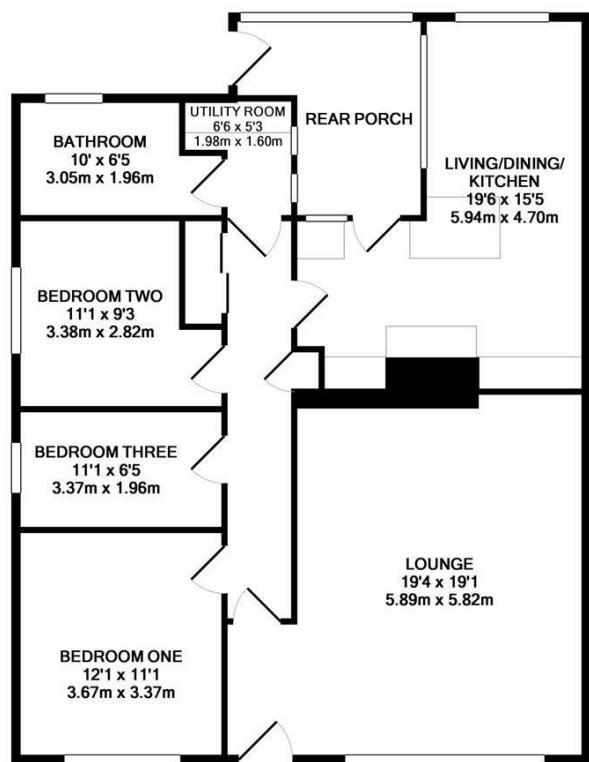


HARDISTY

AND CO



TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.8 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.

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HARDISTY

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Green Lane
Cookridge LS16 7HF

£995 PCM
3 BEDROOM BUNGALOW

hardistyandco.com

****AVAILABLE 6TH JAN** UNFURNISHED** FEES & DEPOSIT APPLY** STUNNING, SPACIOUS & EXTREMELY WELL PRESENTED THREE bed, BUNGALOW situated in this CONVENIENT LOCATION close to amenities, SCHOOLING, Horsforth TRAIN ST., & EXCELLENT TRANSPORT LINKS. LARGE PLOT, GARDENS all FOUR SIDES, DRIVEWAY & DET., GARAGE. LARGE LOUNGE, STUNNING LIVING/DINING/KITCHEN, MODERN BATHROOM, UTILITY, THREE beds., & useful REAR PORCH. SUPERB OUTSIDE SPACE! EARLY VIEWING A MUST! SMALL DOGS CONSIDERED, EPC - D**

INTRODUCTION

Spacious and extremely well presented three bedroom detached bungalow situated in this convenient and popular location close to bus routes, amenities, schooling, Horsforth train station and excellent transport links. Offering well planned, modern and stylish finish throughout with neutral themes, fantastic outside space including superb Indian stone paved area to the rear which is fully enclosed and great for sitting out or entertaining family and friends and stunning living/dining/kitchen space which is the real 'hub' of the home! Comprises, great size lounge with inset fire set on a stone hearth and contemporary log store set into the wall, an inner hallway giving access to the three bedrooms, two of which are double rooms, a useful utility, large bathroom with shaped shower bath, the living/dining/kitchen space with a quality range of high gloss fitted units, Breakfast Bar, integrated electric oven, four point gas hob and extractor and finally, a really useful and practical rear porch where you can store coats, shoes, bags and wellies! So much accommodation and outside space on offer here!

LOCATION

Cookridge is a popular village with a good mix of accommodation and amenities available, along with reputable schools, a recently re-designed and re-furbished sports club/swimming pool, Asda superstore and two Health Centres at Holt Park. Ideally situated for access to Otley Road (A660) and the Ring Road (A6120) thus making commuting straight forward. Public transport facilities are good by bus or alternatively by railway from the Horsforth Train Station located at the bridge on the Horsforth/Cookridge border. Horsforth village is just next-door where a vast range of shops, supermarkets, pubs and restaurants can be found. On the edge of Cookridge village, beautiful countryside can be enjoyed for leisure purposes and the Cookridge Hall Golf Course and health club are on the doorstep.

HOW TO FIND THE PROPERTY

From our office head towards the Horsforth roundabout, take a right onto Charles Street and then a left on Broadway. The take a left at the lights onto fink hill. Continue on this road to Old ball Roundabout and take the 4th exit onto Station Road. Continue over the bridge over the train track and take your first left onto Green Lane. Follow the road along and the property can be identified by our 'To Let' Board. Post Code - LS16 7HF

FEES AND DEPOSITS

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

GROUND FLOOR

Composite entrance door to ...

LOUNGE

19'4" x 19'0"

A superb size room with neutral decor theme and darker carpet, light and airy with large window the front elevation, feature stone hearth with space for fire and contemporary log store inset to wall.



INNER HALLWAY

With doors to ...

BEDROOM ONE

12'0" x 11'0"

A good size double bedroom with large window to the front elevation making it lovely and light and airy with neutral decor and dark carpet.



BEDROOM TWO

11'0" x 6'5"

A generous single with window to the side elevation.



BEDROOM THREE

11'0" x 9'3"

Another double bedroom with modern two tone colour scheme.



UTILITY ROOM

6'6" x 5'3" (max)

A must for a busy family home with plumbing for a washing machine and space for a dryer - excellent storage too!

BATHROOM

10'0" x 6'5"

Large, stylish, modern and in neutral scheme with three piece suite in white incorporating shaped, shower bath, WC and pedestal wash hand basin. Neutral colour to walls and dark tile effect flooring. Inset spotlighting.



LIVING/DINING/KITCHEN

19'6" x 15'5" (max)

A stunning room - the real 'hub' of the home with a modern and stylish range of high gloss wall, base and drawer units with comprehensive worksurfaces, useful breakfast bar and lots of natural light from the windows to the rear elevation. Integrated electric oven, four point gas hob and extractor over. Stainless steel sink and side drainer with modern mixer tap. Fridge/Freezer included within the property. Neutral decor throughout and modern luxury tiling to floor. Great size dining space - plenty of room for table and chairs.



REAR PORCH

10'7" x 9'0" (max)

A really practical and useful space - great for coats, shoes, wellies, etc.



OUTSIDE

There is an enclosed courtyard style Indian stone paved patio to the rear with raised flowerbed borders. Ideal for sitting out and offering excellent privacy! There are gardens to both sides of the property mainly laid to lawn. The frontage is designed for low maintenance with pea gravel and shaped, raised flowerbed areas, ideal for pots of flowers too! There is ample off street parking and a detached garage.



BROCHURE DETAILS

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