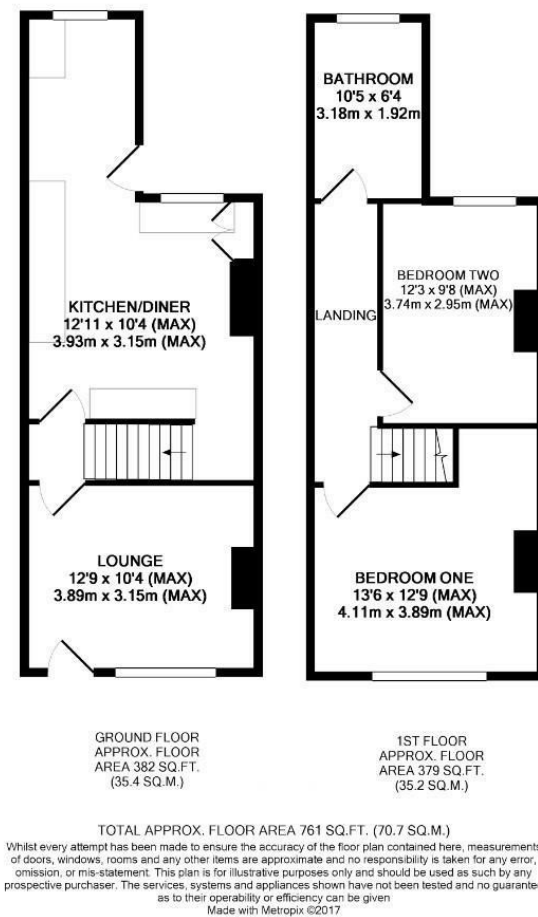


HARDISTY AND CO



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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiselley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Ash Grove
BD10 0BP

£650 PCM
2 BEDROOM HOUSE -
TERRACED

hardistyandco.com

****AVAILABLE NOW** UNFURNISHED** FEES & DEPOSIT APPLY** A SPACIOUS & EXTREMELY WELL PRESENTED TWO DOUBLE bed., STONE terrace home. RECENTLY REFURBISHED with NEW CARPETS, NEWLY DECORATED, MODERN & LUXURY HOUSE BATHROOM & LARGE DINING KITCHEN. Good size lounge, ENCLOSED LOW MAINTENANCE GARDEN to REAR. Close to amenities, SCHOOLS, EASY ACCESS to Leeds & Bradford centres & TRAIN ST at Apperley Bridge! EPC - D Sorry NO Pets**

INTRODUCTION

An extremely spacious two double bedroom, stone terrace home situated in the popular and convenient location close to amenities, schooling, excellent transport links to Leeds and Bradford centres and with Apperley Bridge Train Station on your doorstep! The property has been refurbished throughout including being newly decorated, new carpets, luxurious white house bathroom and large dining kitchen. The lounge is a good size too and there is an enclosed, low maintenance garden to the rear - safe for children and pets. There on on street parking to the front. Comprises, to the ground floor, a generous lounge with laminate flooring and large window to the front elevation and the great size dining kitchen with modern fitted wall, base and drawer units, solid wood worksurfaces, integrated electric oven, four point gas hob, extractor, plumbing for a washing machine and an under counter fridge. There is a cellar to the lower ground floor which provides useful storage and to the first floor are the two double bedrooms, both with cast iron fireplaces and the newly installed white house bathroom. Incorporates a 'P' shaped bath with rainfall style shower, a further hand held attachment and glass screen. There is a chunky style low flush WC and pedestal wash hand basin. The bathroom is a great size too with modern splashback and floor tiling and neutral decor theme to remainder.

LOCATION

The property is located just off New Line/Harrogate Road with supermarkets, restaurants and pubs close by. Ideal for commuting between Leeds, Bradford & Harrogate with easy access to the Ring Road, A657 and A658 providing major links to the motorway networks. For the more travelled commuter the Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in Greengates and a railway station was opened Summer 2016, also providing excellent commuter links. The Marina and canal are a short distance away and provide a lovely space to unwind, cycle, run or walk with the family.

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 Elder Street then take your first right onto ASH GROVE and the property can be identified by our 'To Let' sign. Post Code - BD10 0BP

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 = £815.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

LOUNGE

12'9" x 10'4" (max)

A good size with neutral decor theme, laminate flooring and large window to the front elevation - a lovely light and airy room.



DINING KITCHEN

23'4" x 12'2" (max)

A fantastic size with continuation of the laminate flooring. Modern range of wall, base and drawer units and solid wood worksurfaces. Stainless steel sink and side drainer with mixer tap. Two windows to the rear elevation, useful storage cupboard and door out to the rear garden. Integrated electric oven, four point gas hob and extractor over. Stainless steel splashback. Plumbing for a washing machine. Under unit fridge. Neutral decor scheme.



LOWER GROUND FLOOR

Useful cellar space with light providing excellent storage.

FIRST FLOOR

LANDING

Spacious with doors to ...

BEDROOM ONE

13'6" x 12'9" (max)

A good size double bedroom with feature cast iron fireplace, window to the front elevation and neutral decor and new carpet.



BEDROOM TWO

12'3" x 9'8" (max)

A further double bedroom with cast iron fireplace, window to the rear elevation and neutral decor and new carpet.



LUXURY HOUSE BATHROOM

10'5" x 6'4"

Recently refurbished and offers stylish and luxury finish with 'P' shaped bath with modern splashback tiling, co-ordinating tiling to floor and neutral pastel decor to remainder. Contemporary chunky style WC and pedestal basin. Window to the rear elevation and chrome heated towel rail.



OUTSIDE

To the rear is a fully enclosed, low maintenance garden with pebbled and Yorkshire stone flagged patio areas. The garden is perfect for sitting out and safe for children to play. There is on street parking to the front.



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		87
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(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		



hardistyandco.com

hardistyandco.com