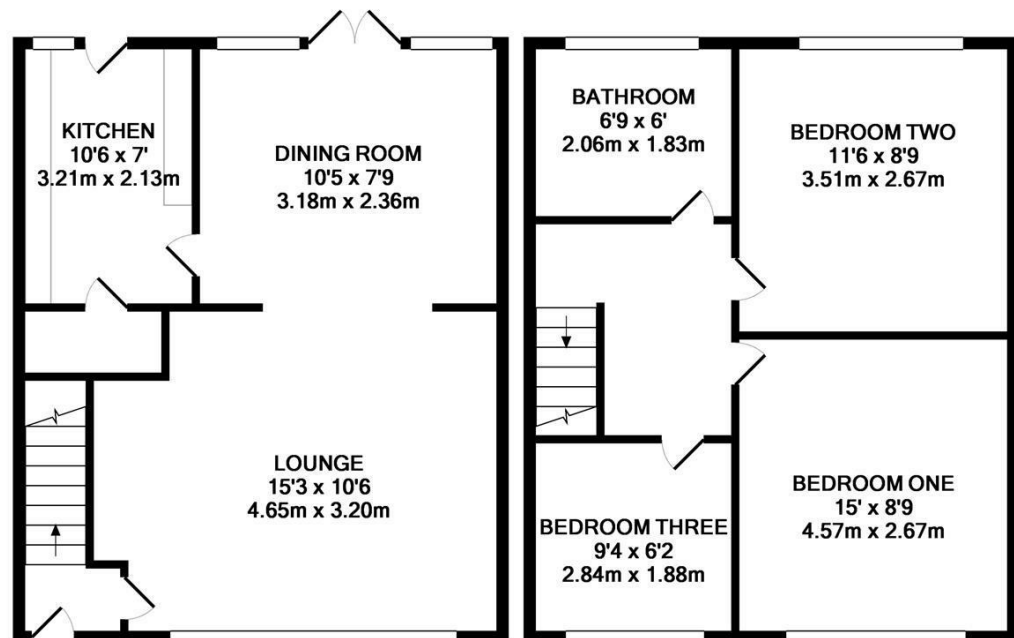


HARDISTY

AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 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:

None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. 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



Leamington Drive

Idle

£169,950

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION

Occupying a quiet cul de sac and enjoying a private aspect overlooking allotments at the rear, this This three bedroom semi-detached home sits within generous sized gardens which are enclosed by walling, making them safe for children and pets. A gated driveway provides off-street parking and leads to a garage - such a bonus! Off the entrance hall are two separate reception rooms and a modern kitchen - if preferred you could knock through the kitchen and dining room and create one superb large living/dining kitchen, (subject to permissions) - To the first floor are three bedrooms which all enjoy pleasant views and a modern house bathroom.

LOCATION

This location is ideal for commuting, with good access to the Ring Road and providing major links to the motorway networks and the centres of Leeds and Bradford. For the more travelled commuter Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer locally, along with good schools and a varied and popular selection of pubs and eateries which cater for all tastes and age groups. A new Railway Station has just opened along in Apperley Bridge providing a convenient service into Leeds, Bradford & further locations. Horsforth, Yeadon and Guiseley are within short travelling distance of provide a wider selection of excellent amenities and schools.

HOW TO FIND THE PROPERTY

From our office on New Road Side continue up the A65 to the roundabout. Continue along and travel for approximately one mile and just before reaching the Harrogate Road traffic lights turn left into Micklefield Road and left again into Micklefield Lane. Turn left into Apperley Lane and proceed down towards Apperley Bridge. As you head down the hill bear right onto Apperley Roaad. Follow the road until reaching the junction. Take your right onto Leeds Road. After a short distance turn right into Leamington Drive and the property can be found at the end, identified by our For Sale board. Post Code BD10 9SJ.

ACCOMMODATION

TO THE GROUND FLOOR

uPVC door into...

ENTRANCE HALL

With wood style flooring which adds a practical finish, a perfect hall in which to welcome your guests. Staircase leading to the first floor. Door into...

LOUNGE

15'3" x 10'6"

A spacious reception room with stylish decor theme. Tall fire surround with a natural stone hearth and inset gas fire, ideal for those cosy nights in. A large window provides a view of the cul de sac and also fills the room with natural light. Opens into...



DINING ROOM

10'5" x 7'9"

Wine and dine your guests in here or let the children play, great versatility here. French doors open out onto the patio, perfect when entertaining. There is potential to remove the dividing wall between this room and the kitchen if desired in order to create a large open-plan living/dining kitchen - subject to any necessary permissions.



KITCHEN

10'6" x 7'0"

Fitted with a range of cabinets, glazed display cabinets and drawers which provide good storage space. Complementary work surfaces, inset one and a half bowl sink, side drainer and

modern mixer tap. Electric hob and extractor, 'Diplomat' double oven and grill, integrated fridge and freezer, plumbed for a washing machine. Sunken spotlights, tiled splash-backs. Under-stairs cupboard providing useful storage space. Door and window to the rear elevation.



TO THE FIRST FLOOR

Staircase from the ground floor leading up to...

LANDING

With an over-stairs storage cupboard for laundry/bedding etc. Access into the boarded loft which is ideal for storage and has a window to the side elevation with views over the neighboring gardens. Door into...

BEDROOM ONE

15'0" x 8'9"

With tasteful tones of decor and lots of natural light through the window, as well as lovely far reacing views.



BEDROOM TWO

11'6" x 8'9"

A good double room which enjoys a private outlook over a small-holding and allotment to the rear.

BEDROOM THREE

9'4" x 6'2"

A perfect single bedroom with a view!

BATHROOM

6'9" x 6'0"

Fitted with a modern white three piece suite comprising 'P' shaped bath with chrome thermostatic shower fitted and a glazed shower screen, pedestal wash hand basin and a W.C. Fully tiled in tasteful ceramics and a chrome heated towel rail. A window provides natural light and ventilation.



TO THE OUTSIDE

At the front of the property is a gated driveway which provides ample off-street parking and leads to the garage with up and over door, power and light. There is also a lawn with flowerbeds. At the rear of the property is a paved patio which is ideal for alfresco dining with family and friends. Steps lead to a level garden area where children will enjoy running around and playing. This area has been designed with low maintenance in mind

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

BROCHURE DETAILS

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