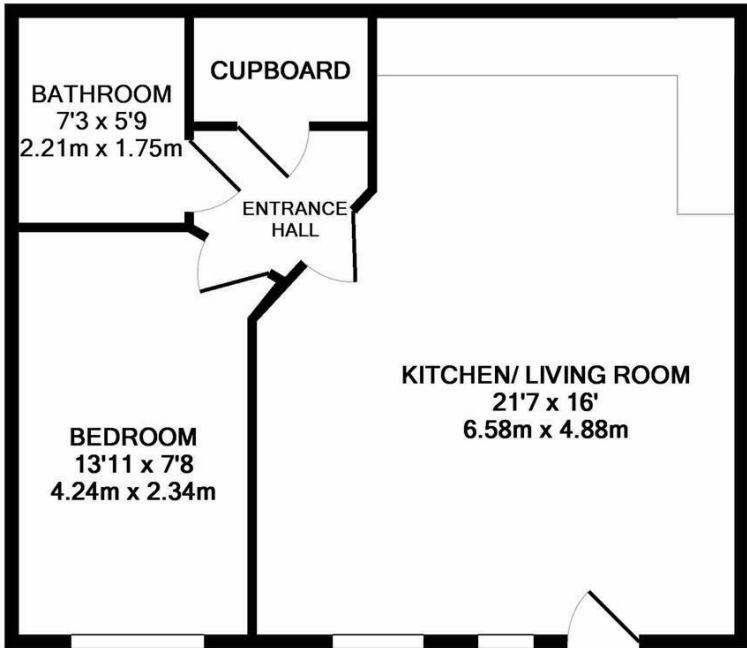


# HARDISTY

AND CO



TOTAL APPROX. FLOOR AREA 544 SQ.FT. (50.6 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 ©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



Meadow Road  
Apperley Bridge

£139,950  
1 BEDROOM FLAT/APARTMENT

hardistyandco.com



INTRODUCTION

We are delighted to offer first time buyers, investors or those looking to downsize, this great opportunity to acquire a superb one double bedroom, ground floor apartment which is sited on this highly sought after canal side development, with lovely walks, bike rides, excellent amenities and transport links closeby. Apperley Bridge train station is a short walk away! The property benefits from an on site Concierge, uPVC double glazing, feature LED lighting and mood lighting and electric heating throughout. Rare for a ground floor apartment too is a superb, sunken paved patio area which is fully enclosed and private so perfect for sitting out or entertaining as it is accessed from the French doors in the lounge, so there's a private access too! Comprises, the modern and stylish lounge/dining/kitchen area which has feature exposed stonework, brickwork, high quality wood effect flooring and the LED mood lighting. The kitchen has excellent storage and worktop space, integrated appliances which include an electric oven, hob, canopy, washer/dryer, dishwasher and fridge freezer! There's under counter lighting, natural light from the windows and the LED mood lighting. An inner hallway has a large fitted storage cupboard and gives access to the double bedroom which has a curved wall, exposed stonework and large windows allowing natural light to flood in. There are also a quality range of fitted 'robes. The house bathroom has a white three piece suite with a curved bath, shower over, WC and pedestal basin with useful vanity storage under. There is so much on offer here and along with the private paved patio area must be seen at your earliest convenience!

LOCATION

This apartment is part of an exclusive mill conversion in Apperley Bridge and is located close to Rawdon and Greengates. The city centres of Leeds and Bradford, the airport and the motorway network are easily accessible from here with the prospect of a train station being opened in the near future. There are local pubs and eateries close by. The neighbouring villages of Horsforth and Yeadon are nearby and offer an abundance of shops, banks and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups. This home really would make an ideal purchase for investor, professionals, commuters, retirees or downsizers wanting to live in a popular modern setting with most conveniences only a short distance away.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Proceed straight on along Rawdon Road/Leeds Road and at the Rawdon traffic lights carry straight on down the hill, New Road Side, Rawdon until reaching the JCT 600 roundabout. Turn left into Apperley Lane and proceed down towards Apperley Bridge. Proceed to the next set of traffic lights and turn right into Tenterfields. The property WHITFIELD MILL is located on the right hand side and the property can be identified by our For Sale board. Post Code BD10 0LP.

ACCOMMODATION

The development benefits from a Concierge service giving added security.

GROUND FLOOR

There is LED lighting throughout the apartment, uPVC double glazing and electric heating.

LOUNGE

21'7" x 16'0" (max)

A fabulous open plan living space with exposed stonework, large double glazed windows allowing natural light to flood in and high quality wood effect flooring. Feature LED mood lighting which creates an amazing atmosphere - perfect for relaxing or entertaining family and friends with a door out to a private and enclosed patio area - perfect for sitting out on those warm evenings!



KITCHEN/DINER

Modern, fully fitted kitchen with stylish Breakfast Bar which creates a defined space, ideal for day to day dining. There is an exposed brick wall, undercounter lighting and the LED mood lighting making it a super place to prepare meals in the evening or weekends! Integrated appliances include an electric oven,

four point electric hob, canopy over, washer/dryer, dishwasher and fridge freezer. There is excellent storage and worktop space in the kitchen, inset spotlighting and white splashback tiling.



INNER HALLWAY

With a large fitted storage cupboard, LED lighting, fitted shelves and housing the hot water tank. Doors to ...

BEDROOM

13'11" x 7'8"

A delightful space with exposed stone walling which adds such character to the room. Large double glazed windows letting in good natural light. High quality fitted furniture by 'Sharps', we understand this was fitted in September 2016 with a ten year guarantee (Interested parties must satisfy themselves in this regard). There is LED lighting within the wardrobes which automatically operates upon opening the wardrobe doors. LED spotlights.



BATHROOM

7'3" x 5'9"

Fully tiled in modern white ceramics with

mosaic style blue border. A white three piece suite incorporates a curved panelled bath with shower over, curved shower screen, pedestal basin with useful vanity storage and WC. Modern wood effect flooring and heated towel rail.



OUTSIDE

A real feature and so rare!! Steps from the lounge area lead down to a private and enclosed patio area which also gives private access to the apartment. Perfect for sitting out or entertaining friends on those warm summer evenings or maybe reading the Sunday papers with a coffee! Feature LED lighting here too for a great atmosphere! There is an allocated parking space too!

LEASEHOLD & RELATED CHARGES

Ground Rent - £150 per year.  
Service Charge - £75 per month.  
Council tax £80 per month (single reduction)  
Gas and electric - £80 per month.

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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	73	72
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		