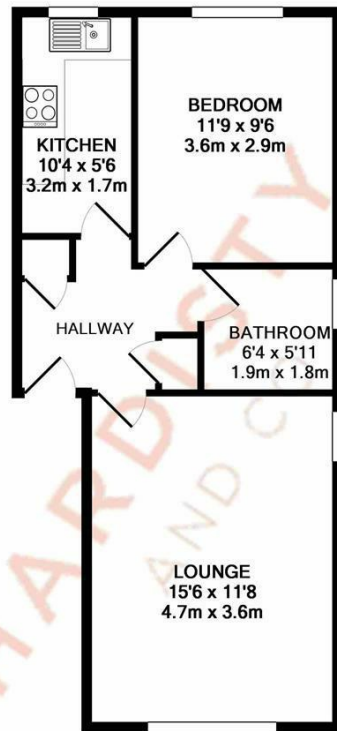


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 446 SQ.FT. (41.4 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 ©2019

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



Kerry Garth  
Horsforth LS18 4TL

£550 PCM  
1 BEDROOM APARTMENT

[hardistyandco.com](http://hardistyandco.com)

AVAILABLE NOW | FEES & DEPOSIT APPLY | UNFURNISHED | HALF PRICE REFERENCING FEES | A modern one bedroom first floor property offering spacious accommodation which has been neutrally decorated. Would suit professional or couple. Ideally located and close to all local amenities, with parking. EPC - C, Sorry No Children.

**INTRODUCTION**

This centrally located, first floor, one bedroom apartment is ideal for a professional or couple. It is light and airy and has a designated parking space. Unfurnished but with white goods it is available from Mid March.

**HORSFORTH**

There are many facilities available in the village of Horsforth, including an excellent range of shops, boutiques, supermarkets and banks etc. Horsforth is renowned for its abundance of restaurants, eateries and pubs, which cater for all tastes and age groups. The schools in the area all have good academic reputations and are easily accessible from this property, with pre-schools and also Kids Club located on New Road Side. The Horsforth Train Station provides services to Leeds, York and Harrogate. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate and, for the more travelled commuter, the Leeds-Bradford Airport is a short drive away.

**HOW TO FIND THE PROPERTY**

From our office at New Road Side (A65) proceed up to the Horsforth roundabout. Turn right into Broadway (A6120) and at the traffic lights at the Toby Carvery Traffic Lights turn left into Fink Hill. Proceed up passing the entrance to Morrison's car park on the right and take your next right turn into Church Lane. At the junction with Town Street turn right and first left into Kerry Street. Take the first right into Kerry Garth. The property can be identified by our To Let board. Post Code LS18 4TL.

**FEES & DEPOSITS**

An administration fee is applicable of £130 inc VAT for a single application or £190 inc VAT for a dual application plus a reference check fee of £60.00 inc VAT per applicant. Should there be any additional applicants or a guarantor is required an administration fee is applicable and this will be charged at £60 inc VAT plus £60 inc VAT referencing fee. All reference checks are carried out through an independent referencing company. Please note that once the referencing process has started this fee is non-refundable. Also, a holding deposit equal to one weeks rent will be required on application. This fee will be deducted from your first month's rent on the contract start date. Please note - if you withdraw from the let or fail the reference process, this fee will be used to compensate the landlord for lost marketing time. The remainder of the rent is payable before occupation of the property. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month.

**ACCOMMODATION**

**ENTRANCE HALLWAY**

A good sized entrance hall which has two good storage cupboards.

**KITCHEN**

**10'5" x 5'6"**

Modern light and bright kitchen with tiled splash back and fridge freezer and washing machine which are left as goodwill by the landlord.



**LOUNGE**

**15'5" x 11'9"**

A good sized light room with windows to front and side elevations. Neutrally decorated fully carpeted.



**BEDROOM**

**11'9" x 9'6"**

Again neutrally decorated this double bedroom is bright and ready to move into.



**BATHROOM**  
**6'2" x 5'10"**

Fully tiled bathroom comprising basin with pedestal, toilet and bath with shower over with glass screen.



**TO THE OUTSIDE**

There is a parking space for the apartment

MANAGED BY LANDLORD

**BROCHURE DETAIL**

HARDISTY AND CO prepared these details, including photography, in accordance with our estate agency agreement.

