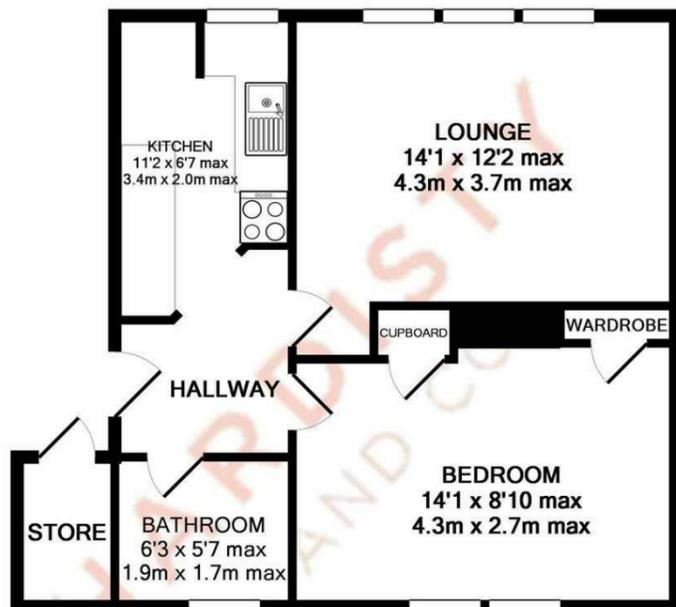


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 465 SQ.FT. (43.2 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



Regent Crescent  
Horsforth LS18 4NN

£495 PCM  
1 BEDROOM APARTMENT

hardistyandco.com

AVAILABLE NOW | PART FURNISHED | FEES & DEPOSIT APPLY | HALF PRICE REFERENCING FEES | WELL PRESENTED, TOP (2nd FLOOR) APARTMENT situated in this SOUGHT AFTER LOCATION, close to amenities & EXCELLENT TRANSPORT LINKS. EASY ACCESS to city centre - KIRKSTALL & HORSFORTH TRAIN STATIONS nrby! LARGE LOUNGE, MODERN FITTED KITCHEN, DOUBLE bedroom with USEFUL STORAGE & MODERN white bathroom. uPVC dg & gas ch throughout. EPC - C

#### INTRODUCTION

Well presented top (2nd) floor apartment situated in this popular and convenient development, close to Horsforth's excellent amenities and with great transport links to Leeds, Bradford, Harrogate and York. Close to both Kirkstall Forge and Horsforth train stations making access to city centre straightforward. There are neutral decor themes throughout, gas central heating and uPVC double glazing. Comprises, staircase up from ground floor, secure intercom entry telephone system, spacious entrance hall, modern fitted kitchen with free standing electric oven and hob, fridge freezer and washing machine, great size lounge with three windows to the rear elevation making it lovely and light and having a pleasant outlook. comfortable double bedroom with two useful storage cupboards and modern white bathroom with shower over the bath. The property sits in communal gardens and there is on street parking.

#### LOCATION

This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc all based a short distance away. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

#### HOW TO FIND THE PROPERTY

From our office at New Road Side Horsforth (A65) proceed down towards Leeds City Centre. After a short distance turn left into Sunnybank Avenue. At the junction with Featherbank Lane turn right and first left into Regent Road. Take your first right into Green Lane and after a short distance the rear of FAIRBURN HOUSE can be seen on the right hand side. At the fork in the road turn left into REGENT CRESCENT and the property can be identified by our 'TO LET' Board. Post Code LS18 4NN.

#### FEES AND 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

##### GROUND FLOOR

##### COMMUNAL ENTRANCE HALL

With staircase up to ...

##### SECOND FLOOR

##### PRIVATE ENTRANCE

With secure intercom telephone system and doors to ...

##### KITCHEN

11'2" x 6'7"

Compact and fitted with a modern range of light wall, base and drawer units with complementary worksurfaces. Neutral splashback tiling and tiled floor. Free standing electric oven and hob, fridge freezer and washing machine. Stainless steel sink and side drainer with mixer tap and window to the front elevation.



##### LOUNGE

14'1" x 12'2" (max)

A good size with neutral decor and light carpet. Three windows to the front elevation making it lovely and light and with pleasant outlook.



##### BEDROOM ONE

14'1" x 8'10"

A comfortable double bedroom with neutral decor and light carpet. Two windows to the rear elevation and two useful storage cupboards. Double bed base if required.



##### BATHROOM

6'3" x 5'7"

Fitted with a modern white three piece suite incorporating a panelled bath with electric shower over, WC and wash hand basin. Useful storage cabinet, part tiled in large neutral ceramics, tile effect flooring, heated towel rail and window to the rear elevation.



#### OUTSTORE

Good size storage located just outside the property entrance door.

#### OUTSIDE

The property sits in communal gardens and parking is on street.



#### MANAGED BY LANDLORD

#### BROCHURE DETAILS

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

