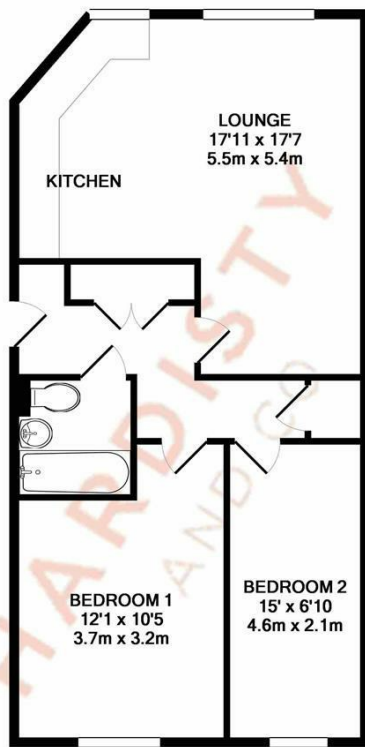


# HARDISTY

AND CO



TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.8 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 ©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:**

Nothing concerning the type of construction is to be implied from the photograph of the property. 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



Manor Square  
Yeadon

£115,000  
2 BEDROOM FLAT/APARTMENT

hardistyandco.com



INTRODUCTION  
BOASTING BREATH TAKING VIEWS. WE ARE DELIGHTED TO OFFER FOR SALE THIS 2ND FLOOR APARTMENT WHICH MUST BE VIEWED TO FULLY APPRECIATE SIZE OF ACCOMMODATION ON OFFER WHICH IS IN EASY ACCESS OF YEADON HIGH STREET, ALL LOCAL AMENITIES AND TRANSPORT LINKS. This lovely well presented apartment briefly comprises security intercom, communal entrance hall with stairs leading to second floor and basement area where there is a good sized storage room. A Private entrance hall with ample storage space leading to two bedrooms, house bathroom and open plan modern fitted kitchen/lounge and dining area with fantastic views. To the outside there are parking spaces and well maintained communal gardens. PERFECT FOR FIRST TIME BUYERS, INVESTORS OR SOMEONE JUST WISHING TO DOWNSIZE. DO NOT MISS OUT.

LOCATION  
This property is ideally located for the amenities of Yeadon and Guiseley both providing a wealth of supermarkets and individual retail outlets as well as fitness and leisure facilities. Nunroyd Park is just a short walk away. Schools for all ages are close by. Road travel to the city centres of Leeds, Bradford and Harrogate are easily accessible by road, or for the more travelled commuter the Leeds Bradford airport is just a short drive away. The main A65 leads out to Ilkley and the Yorkshire Dales beyond.

HOW TO FIND THE PROPERTY  
From our office at Otley Road (A65) travel towards Leeds, at the fourth set of traffic lights, with Nunroyd Park on your left hand side, turn left onto Kirk Lane and follow the road for approx half a mile then just as the road bends to the right the property can be found on the left hand side and identified by our For Sale board.

ACCOMMODATION

GROUND FLOOR  
Communal entrance door to . .

COMMUNAL ENTRANCE HALL  
Stairs to leading to basement and second floor. There is a great storage room in the lower ground basement belonging to No.9.

SECOND FLOOR  
Private entrance door to . .

ENTRANCE HALL  
Briefly comprising storage rooms. Access to loft. Airing cupboard. Electric storage heater. Doors to . .

OPEN PLAN LOUNGE/DINER/ MODERN KITCHEN



17'10 x 17'7 (max)  
Comprising a wide range of modern fitted wall, base and drawer units with laminate work surfaces. Stainless steel sink and side drainer with mixer tap. Point for electric cooker with extractor fan above. Partially tiled walls. Point for fridge/freezer. Plumbed for dish-washer. Dado rail. uPVC double glazed windows to the front elevation with long distance views.

KITCHEN AREA



DINING AREA



BEDROOM ONE



12'1 x 10'5  
Single radiator. uPVC double glazed window to the front elevation.

BEDROOM TWO



15 x 6'10  
uPVC double glazed window to the rear elevation.

BATHROOM



5'9 x 5'6  
Comprising of panelled bath with electric shower over, pedestal wash-hand basin and low flush W.C. Partially

tilled walls. uPVC double glazed window to the front elevation.

OUTSIDE



To the outside there are parking spaces and well maintained communal gardens.

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

MORTGAGE SERVICES.  
Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

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		
(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		