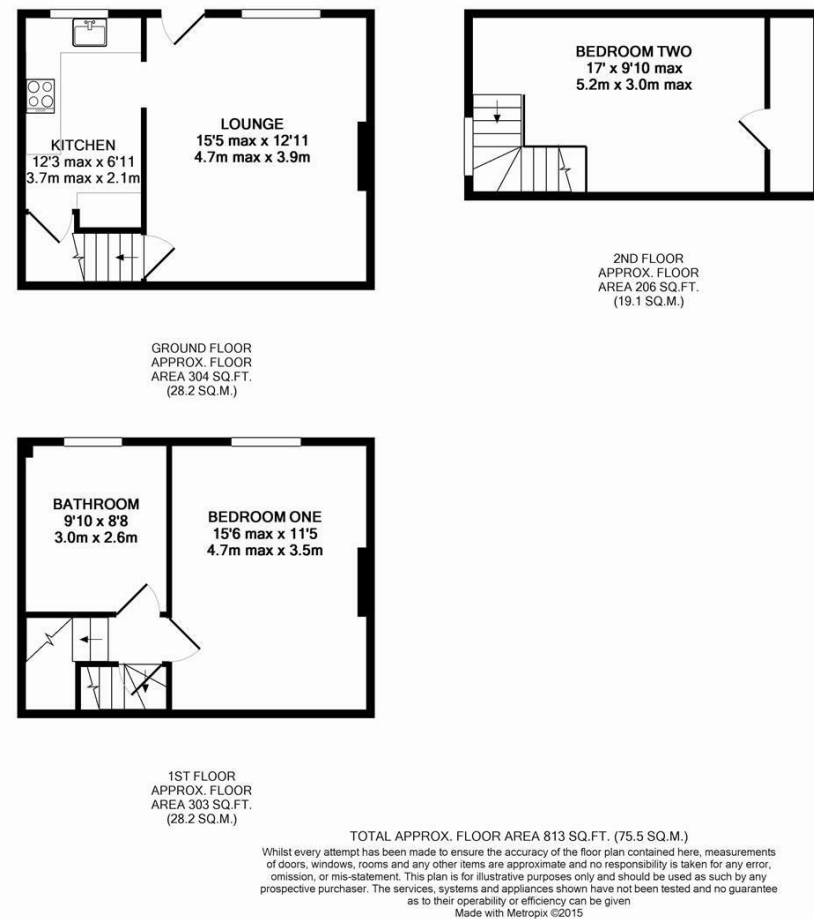


HARDISTY

AND CO



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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horsforth@hardistyandco.com
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HARDISTY

AND CO



Cowley Road
Rodley LS13 1JT

£625 PCM
2 BEDROOM HOUSE -
TERRACED

hardistyandco.com

AVAILABLE END OF APRIL | UNFURNISHED | FEES & DEPOSIT APPLY | WELL PRESENTED TWO BEDROOM END TERRACE property. Located in the INCREASINGLY POPULAR AREA of RODLEY, with a HANDFUL of AMENITIES on hand. The property BOASTS SPACIOUS LIVING and has the ADDED BENEFIT of EXCELLENT TRANSPORT LINKS on hand. The City Centres of LEEDS & BRADFORD can be EASILY ACCESSED as can the MOTORWAY NETWORK. Withing WALKING DISTANCE to CANAL SIDE WALKS & BIKE RIDES. ON STREET PARKING. Sorry NO Pets. EPC - D.

INTRODUCTION

We are pleased to offer this two bedroom end terraced property, located in the increasingly popular area of Rodley. Providing spacious living over four floors, and off street parking, the location also boasts excellent transport links. With the Ring Road on hand, commuting to the business districts of Leeds & Bradford is easy, with great access to the motorway network as well. There are pleasant canal side walks and bike rides on hand, as well as a range of amenities including local pubs, shops and restaurants.

LOCATION

This area is extremely popular with professionals who require access to both Leeds and Bradford city centres and is easily accessed from the Ring Road (A6120). Commuting to the business centres of Leeds & Bradford is easy either by private or public transport. Just a short car ride away is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and a train station. Rodley 'village' offers a small selection of shops and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants, public houses and eateries. The canal is only a short walk away and offers a lovely setting for walks or a direct cycle track into Leeds.

HOW TO FIND THE PROPERTY

From our office at New Road Side (A65) proceed up to the Horsforth roundabout and turn left into the Ring Road. Proceed down to the Rodley roundabout. Turn left into Rodley Town Street and proceed along for approximately half a mile, passing the shops. COWLEY ROAD can be found after a short distance on the right hand side and the property can be identified by our 'TO LET' board.

FEES & DEPOSIT APPLY

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

LOUNGE

15'4" x 12'8"

Great size reception room. Providing contemporary decor theme with wooden flooring throughout. Central heating radiator and uPVC window to the front elevation.



KITCHEN

12'3" x 7'2"

Modern fitted kitchen. Complete with a range of white wall, drawer and base units and contrasting work surfaces. With tiled flooring.

Ceramic tiled splash back area with neutral decor to the remainder. Window to the front elevation. Door leading to the cellar.



FIRST FLOOR

Modern decor and carpeted throughout.

BATHROOM

8'7" x 8'6"

Fantastic size bathroom. Fitted with a white four piece suite comprising of Low flush WC, hand wash basin, bath and separate shower cubicle. Heated towel rail. Tiled flooring. Large window providing plenty of natural light.

BEDROOM ONE

15'5" x 11'4"

Good size, first double room. With a neutral decor theme and carpeted. Central heating radiator and window to the front.



SECOND FLOOR

BEDROOM TWO

16'10" x 10'4"

Second great size double. Having a bright decor theme and carpet throughout. With built in storage.



OUTSIDE

There is a car port to the right hand side of the property where one car can be parked if desire. On street parking also available.

MANAGED BY AGENT

BROCHURE DETAILS

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

