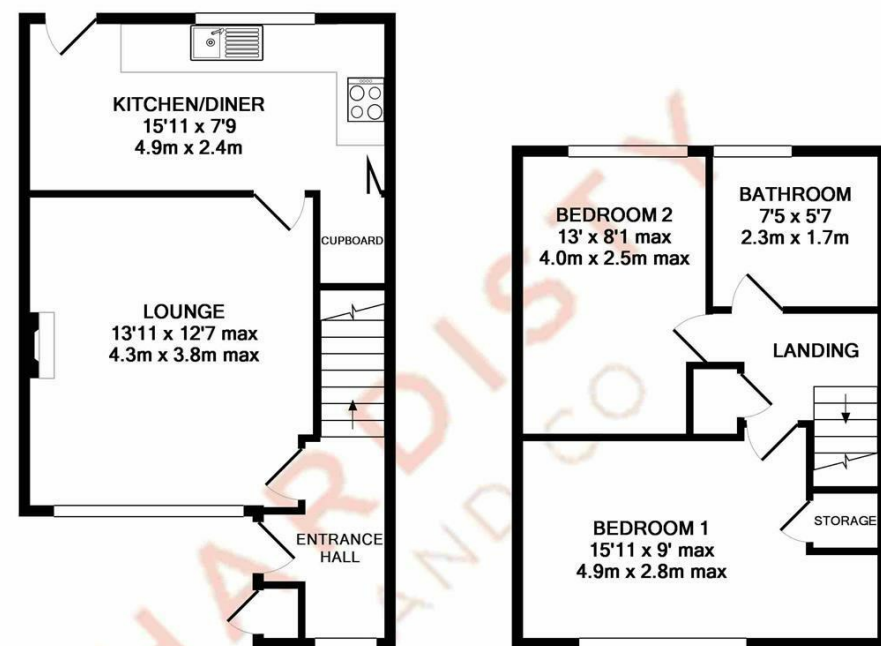


# HARDISTY AND CO



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



Sandford Road  
LS5 3BA

£650 PCM  
2 BEDROOM HOUSE

hardistyandco.com



AVAILABLE NOW - UNFURNISHED - FEES & DEPOSIT APPLY - A welcome addition to the rentals market, we are pleased to offer this two double bedroom property, situated in the increasingly popular and most convenient area of Kirkstall. The property itself has been redecorated and is presented to a good standard. Kirkstall has a vast range of recreational facilities on hand, some of which include a cinema, gym, bowling alley, leisure centre and a wide choice of restaurants to suit all tastes and ages. Kirkstall Abbey is only a short distance away from the property and provides stunning views of the old ruins and pleasant walks around the grounds. There is a new Train Station at the Forge as well as a new housing development and Shopping Centre at Kirkstall Bridge. The area really is up and coming and already provides excellent commuter links to Leeds City Centre. The neighbouring village of Horsforth is close by, providing a wealth of amenities like bars, restaurants, great schools and of course Leeds & Bradford Airport. EPC- D

INTRODUCTION  
Deceptively spacious and well proportioned 2 bedroom terrace house. The property has a modern and contemporary feel with neutral decor throughout. uPVC double glazing, gas central heating. A modern kitchen of fitted units and integrated split level electric oven and gas hob, extractor and dishwasher and washing machine. To the first floor are two bedrooms and a family bathroom. There is a enclosed garden.

KIRKSTALL AREA  
Situating in a popular residential area of Kirkstall with easy access to the City Centres of both Leeds & Bradford. The A65 is close by and connects to major links and the motorway network. Kirkstall Abbey and the refurbished museum are only a short distance from the property and provides pleasant walks and family days out. The new train station at Kirkstall Forge is perfect for hassle free travel! The Savins Mill Way shopping complex is on hand, providing a Morrisons Superstore with garden centre, Boots and further shops as well. The new Kirkstall Bridge Shopping Centre has been completed recently and offers a gym and an array of shops including an M & S food hall. Further along the A65 you can find the Kirkstall Warner Village with a wide selection of leisure facilities including gyms, bowling alley, cinema, and various restaurants. The neighbouring village of Horsforth is only a short car ride or a short bus journey away and also offers a good selection of shops, pubs and restaurants. Leeds - Bradford Airport, again only a short drive away but the property is close to the dedicated airport bus service that runs from the city centre. Vibrant Headingley is a walk away where you can enjoy extensive bars, eateries, shops and restaurants, along with the Headingley Stadium where international cricket and rugby can be enjoyed.

HOW TO FIND PROPERTY  
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 £50 per month.

ACCOMMODATION  
LOUNGE  
14'1" x 12'5"  
This light and airy room is fully carpeted and has been neutrally decorated and benefits from an electric carpet.



KITCHEN / DINER  
16'0" x 9'6"  
A good sized space with a modern range of fitted wall, base and drawer units with complimenting worksurfaces and stainless steel sink, tiled splashback and tiled flooring. Integrated electric oven, gas hob, extractor over, dishwasher and washing machine! There is ample room for a large dining table and a door leads to the rear garden.



TO THE FIRST FLOOR  
BEDROOM ONE  
16'0" x 9'2"  
Another light filled room which has been neutrally decorated an offers far reaching views over the valley.



BEDROOM TWO  
13'1" x 8'2"  
A good sized second bedroom which is fully carpeted and neutrally decorated.



BATHROOM  
7'6" x 5'6"  
A fully tiled bathroom with modern 'white' bathroom suite which comprises of basin and vanity unit, w.c. and bath with shower over and glass screen. A window provides plenty of natural light.



TO THE OUTSIDE  
There is a good sized fully enclosed yard to the rear of property with a small flowerbed visible for the kitchen window.



MANAGED LANDLORD  
BROCHURE DETAIL  
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		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

