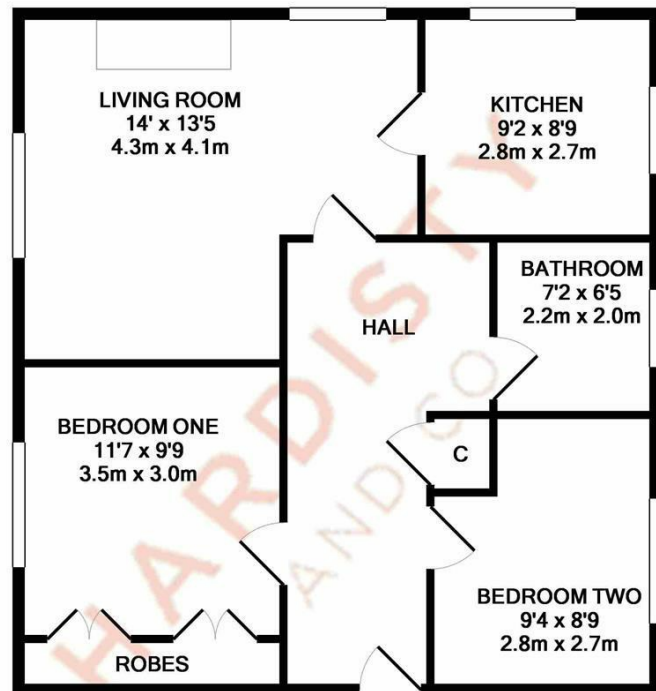


HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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



Magdalene Close
Cookridge

£84,000
2 BEDROOM APARTMENT

hardistyandco.com

INTRODUCTION
A great opportunity! 'Affordable housing for the over 60's.' Offered with 70% shared ownership and no rent payable on the remaining share! A two double bedroom ground floor Apartment set in delightful, well tended communal gardens with both resident and visitor parking. The property offers good size accommodation, in need of some cosmetic updating and is located in this most popular and convenient area with excellent bus routes, transport links and amenities closeby. With no onward chain, comprises, an entrance hallway with secure telecom entry system, two bedrooms with fitted furniture, a fully tiled shower room planned for ease of mobility with shower chair and handrails, good size lounge and a fitted kitchen. Early viewing a must!

LOCATION
Cookridge is a popular village with a good mix of accommodation and amenities available, along with reputable schools, a recently re-designed and re-furnished sports club/swimming pool, Asda superstore and two Health Centres at Holt Park. Ideally situated for access to Otley Road (A660) and the Ring Road (A6120) thus making commuting straight forward. Public transport facilities are good by bus or alternatively by railway from the Horsforth Train Station located at the bridge on the Horsforth/Cookridge border. Horsforth village is just next-door where a vast range of shops, supermarkets, pubs and restaurants can be found. On the edge of Cookridge village, beautiful countryside can be enjoyed for leisure purposes and the Cookridge Hall Golf Course and health club are on the doorstep.

HOW TO FIND THE PROPERTY
From our office at New Road Side, Horsforth (A65) proceed down towards Leeds City Centre. At the bottom of the hill turn left into Hawksworth Road. Continue to the Woodside roundabout taking the third turning exit on to the Ring Road. Proceed up to the traffic lights turning left into Spen Lane. Continue to the top, turn left then immediate right into New Adel Lane. Take the first left turning into Magdalene Close. The property can be identified by our For Sale sign. Post Code - LS16 6QJ

ACCOMMODATION

GROUND FLOOR
uPVC double glazed entrance door to ...

ENTRANCE HALL
With secure entry telecom system, call chord and doors to ...

BEDROOM ONE



11'7" x 9'9"
A double bedroom with fitted furniture and double glazed window to the front elevation.

BEDROOM TWO



9'4" x 8'9"
A comfortable double bedroom with fitted furniture and window to the side elevation.

SHOWER ROOM



7'2" x 6'5"
Designed for ease of mobility this shower room is fully

tilled with vinyl flooring and comprises, shower with seat and handrails, WC and wash hand basin. Window to the side elevation.

LOUNGE/DINER



14'0" x 13'5"
A good size reception room at the rear of the property, lovely and light with dual aspect to the rear and side elevations. Electric fire and access to airing cupboard.

KITCHEN



9'2" x 8'9"
A fitted kitchen with wall, base and drawer units, complementary worksurfaces and integrated appliances including a Hotpoint electric oven and hob with extractor fan over. Stainless steel sink and side drainer with mixer tap. The Ideal boiler is housed here. Tiling to splashbacks and vinyl flooring. Dual aspect to the side and rear elevations.

OUTSIDE



The property sits in extremely well tended communal gardens and has both resident and visitor parking.

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

LEASEHOLD & RELATED CHARGES
We understand from the vendor that there is a maintenance payment which covers the communal areas, gardens and buildings insurance at approximatley £137.65 pcm and there is 81 years remaining on the lease. Buyers should still clarify this with their respective solicitor.

MORTGAGE SERVICES
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

SPECIAL NOTE
We are advised that certain criteria applies to residents and the Management Company will advise interested parties/future residents of this.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		