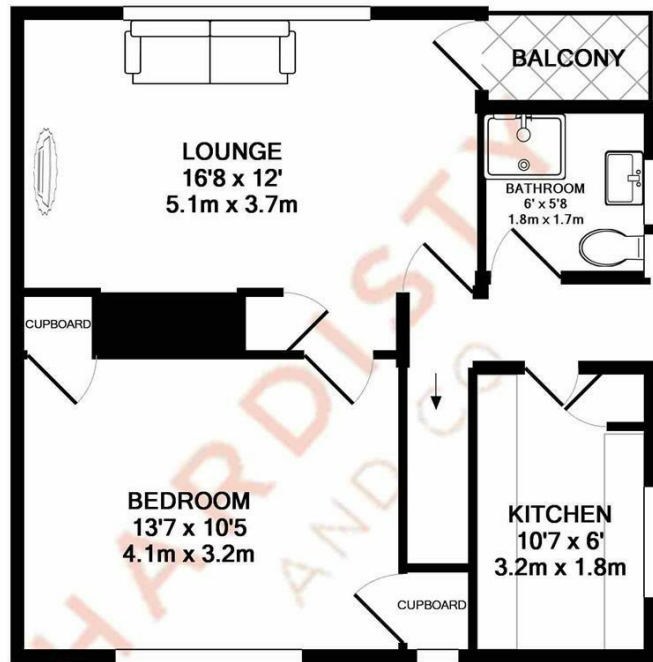


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 461 SQ.FT. (42.9 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



Woodnook Drive  
Cookrdige

£70,000

1 BEDROOM FLAT/APARTMENT

hardistyandco.com



## INTRODUCTION

Exciting opportunity! A great starter home, base or maybe a rental property! Spacious, first floor apartment with great size rooms and a modern layout. Good presentation throughout with a large (over 16ft long) lounge/diner offering ample dining space and pleasant outlook over the rear garden. There's access to a balcony too so great for sitting out! There is a generous, double bedroom with fitted furniture, modern white three piece bathroom and fitted kitchen with integrated electric oven, four point gas hob and extractor fan over. A real feature is the size of the garden at the rear which now needs some hard graft! Having Horsforth train station on your doorstep as well as Horsforth's excellent local amenities, eateries and wine bars! A rare find at this price! Not to be missed!

## 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-furbished 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. Proceed to the Woodside roundabout and carry straight on into Low Lane. Proceed the full distance until reaching the junction with Station Road. Turn right, proceed over the bridge and take the first right turn into Haigh Wood Road. Continue along and this changes into Woodnook Drive. Post Code LS16 6PF

## ACCOMMODATION

### TO THE GROUND FLOOR

Private composite entrance door.

### ENTRANCE VESTIBULE

Stairs up to...

### LANDING

With access into the loft. Doors into...

### LOUNGE/DINER



### 16'8" x 12'0" (max)

A lovely size lounge/diner with modern decor theme. Feature fireplace with marble back and hearth. Ample space for dining table and chairs and with pleasant outlook over the rear garden. There is access to a balcony overlooking the rear garden so perfect for sitting out!

### KITCHEN



### 10'7" x 6'0"

A good size kitchen with Maple washed fitted units and modern worksurfaces. Stainless

steel sink and side drainer with mixer tap and integrated electric oven, four point gas hob and extractor fan over. Space for tall fridge freezer, useful storage cupboard and window to the side elevation.

### BEDROOM ONE



### 13'7" x 10'5"

A generous double bedroom overlooking the rear garden with useful fitted furniture.

### BATHROOM



### 6'0" x 5'8"

Fitted with a modern white three piece suite incorporating a bath with shower over, WC and wash hand basin. Fully tiled with a window to the side elevation.

### LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease 125 years - with 102 remaining as of 2019 - All charges are paid

together to Leeds City Council at £17.68 per month.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

### OUTSIDE



There is a large garden to the rear which is ready for some 'tlc' but could be a real feature!

### BROCHURE DETAILS

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

### 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.

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	62	65
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	62	65
EU Directive 2002/91/EC		