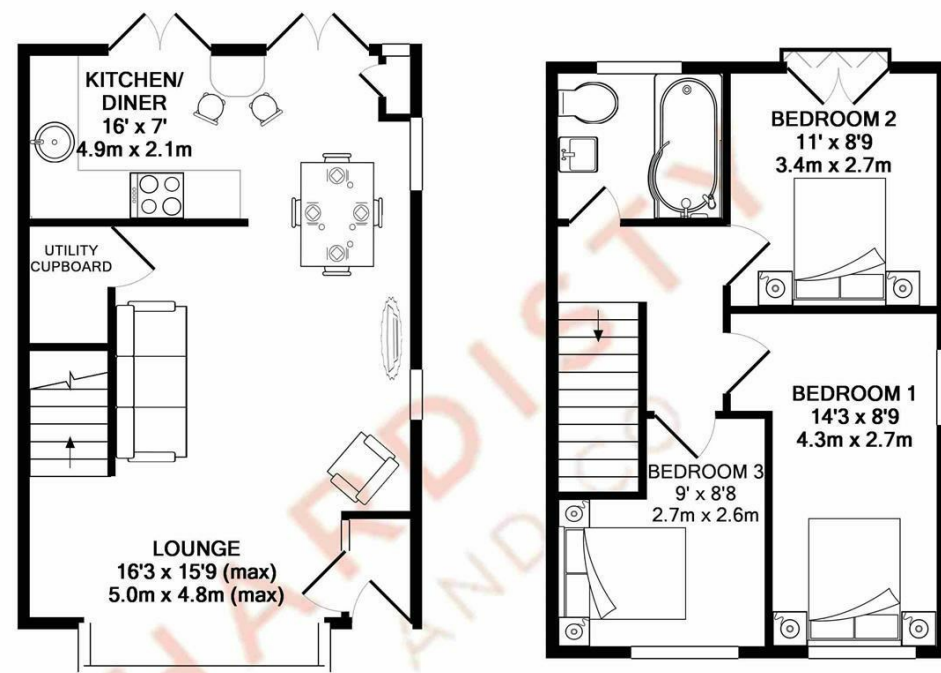


HARDISTY AND CO



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
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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. 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



Tinshill Road
Cookridge LS16 7PZ

£1,100 PCM
3 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

AVAILABLE NOW | FLEXIBLE ON FURNISHINGS | HOLDING DEPOSIT APPLIES | CONTEMPORARY 2015 'NEW BUILD' with HIGH SPEC INTERIOR, complemented by CORNER PLOT LANDSCAPED GARDENS offering PRIVACY & GATED DRIVE FOR 1/2 CARS - Excellent sized low maintenance accommodation with all the mod cons inc Gas C/H, uPVC D/G, mood lighting bespoke/contemporary kitchen with HIGH END 'Callerton' units - Large open plan lounge, into dining then kitchen - 3 DOUBLE BEDROOMS, modern bathroom Located only minutes from Horsforth train station, this property ticks so many boxes.

INTRODUCTION
Offered for rent this effectively 'new' semi which was built in 2015 offers a unique opportunity to acquire a low maintenance, ready to move into home, with all the mod cons including double glazing, central heating, a gated driveway and many more extras. With excellent sized accommodation finished to a high specification and bespoke, quality additions, the modern open-plan living arrangement to the ground floor is well suited to modern day living demands and offers a generous sized lounge, which opens into a good sized dining area, with two sets of french doors leading out to the garden and allowing the light to flood in. A modern bathroom and the three double bedrooms are located on the first floor, (so rare to find three double bedrooms in this price bracket) and important to many professionals or families requiring space for growing children or dependent relatives. Located only minutes from Horsforth train station, set upon a private corner plot with side by side parking at the rear of the landscaped garden, this property ticks so many boxes.

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 and proceed to the Woodside roundabout. Continue straight on along Low Lane/Troy Road. At the junction with Station Road turn right, proceed over the bridge and bear to the left along Tinshill Road. The property can be identified by our 'To Let' sign. Post Code LS16 7PZ.

ACCOMMODATION

HOLDING DEPOSIT
On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. 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.

TO THE GROUND FLOOR
uPVC door leading into...

ENTRANCE
A useful shelter from the elements and a place in which you can hang coats, leave muddy shoes etc. Door into...

LOUNGE
16'3" x 15'9" (max)
Of open-plan design and leading into the dining area then the

kitchen. With quality 'Amtico' flooring which adds a smart and practical finish and a large bay window which floods the room with natural light. Contemporary, custom-made quality staircase leads to the first floor. Useful under-stairs storage which is plumbed for a washing machine with conversion facility for a down-stairs WC if desired. Vertical central heating radiator. Modern decor theme and inset ceiling spotlights/mood lighting. Television aerial point to external wall with wall mounted television. Opens into...



DINING KITCHEN
16'0" x 7'0"
A contemporary kitchen with a range of bespoke 'Callerton' cabinets and drawers which provide good storage space. Modern work surfaces over extend to provide a curved feature breakfast bar area, perfect for a catch-up over coffee, breakfast or a quick snack, useful fitted drawer too. Inset circular sink with mixer tap. Glass gas hob with electric fan oven below. Ceramic tiled splash-backs. Two sets of french doors flood the kitchen with natural light and are ideal for children running in and out to play on a sunny day. Space for a fridge/freezer, integrated dishwasher. Feature concealed mood lighting to set the tone. Boiler housing within a complementary fitted full height cupboard. The dining area provides plenty of space to add a good sized table and chairs for formal or informal dining.



TO THE FIRST FLOOR
Staircase from the lounge leads up to...

LANDING
Providing access into....

BEDROOM ONE
14'3" x 8'9"
A very pleasant room with dual aspect windows which let the light cascade in. A most pleasant room with plenty of space for a good sized double bed etc.



BEDROOM TWO
11'0" x 8'9"
Another good sized double bedroom with space for a wardrobe. uPVC double glazed french doors with 'Juliette' balcony provide a pleasant place to look out and admire the landscaped rear garden view.



BEDROOM THREE
9'0" x 8'8"
A third double bedroom which is so rare to find in a property of this size and price bracket - such a bonus! Lovely views with light flooding through.



BATHROOM
6'7" x 5'8"
A stylish bathroom with quality fittings comprising 'P' shaped bath with wall fixed mixer tap and rain shower attachment, glazed screen and attractive quality splash-back tiling, white vanity unit with inset sink and mixer tap, storage cupboard below and a matching contemporary W.C. Feature vanity 'touch' control mirror, inset ceiling spotlights. Chrome central heating radiator. uPVC double glazed window with opaque glass providing natural light and ventilation. Modern flooring.



TO THE OUTSIDE
The property occupies a superb corner plot, with beautiful landscaped gardens which wrap around the house to three sides. At the rear you enter a gated driveway upon which there is off-street parking for one to two cars. There is a pedestrian gate leading to the front low maintenance garden and tiered/paved areas. Fencing and walling provide screening and privacy. The side and rear gardens have rockery and block paved features, mixed with a wide range of shrubs and flowers etc. A central lawn with raised borders, patio for alfresco dining and pergola provide further interesting areas - an ideal sun trap. The garden shed is an ideal storage for garden furniture etc. Useful outside tap.

MANAGED BY LANDLORD

BROCHURE DETAILS
Hardisty and 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		89
(81-91) B		
(69-80) C		76
(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 CO2 emissions		
(82 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	