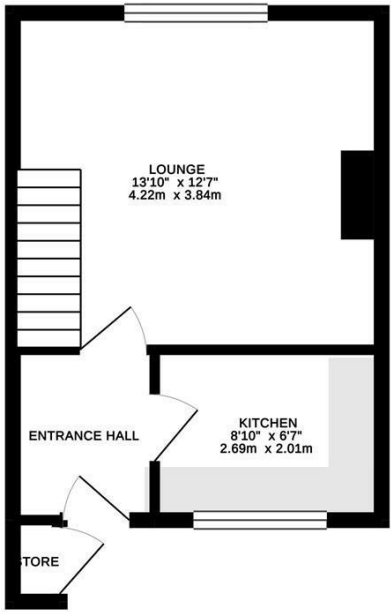
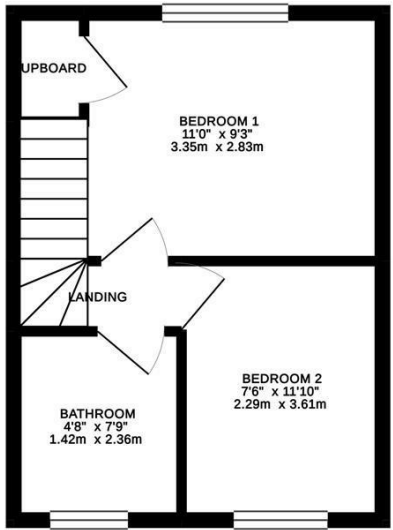


HARDISTY AND CO

GROUND FLOOR 267 sq. ft.
(24.8 sq. m.)



1ST FLOOR 262 sq. ft.
(24.3 sq. m.)



TOTAL FLOOR AREA: 528 sq. ft. (49.1 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metrepx 1/2019

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



Thorpe Gardens
Middleton

£115,000

2 BEDROOM HOUSE - END
TERRACE

hardistyandco.com

INTRODUCTION

A modern end of terrace with two bedrooms which will appeal to a variety of buyers including Investors, down-sizers, first time buyers etc. Situated in a cul de sac, with parking for one car and an enclosed rear garden, the house has an entrance hall, fitted kitchen, lounge with french doors that open into the rear garden, two bedrooms and a bathroom. There is an extenal store. Offered for sale with no upward chain.

LOCATION

HOW TO FIND THE PROPERTY
Post Code LS10-4SP

ACCOMMODATION

TO THE GROUND FLOOR
Door into...

ENTRANCE HALL

With smart decor theme and ceramic tiled floor adding a practical finish. Space for coats and shoes. Space for fridge/freezer and a tumble dryer. The consumer unit is housed here, there is also a smoke alarm (batteries not tested).

KITCHEN
8'10" x 6'7"

The kitchen has fitted wall, base and drawer units providing storage space. Complementary work-surfaces over with inset stainless steel sink, side drainer and modern mixer tap. Integrated oven and four ring gas hob. Space for a washing machine. Useful shelving. Ceramic tiled splash-backs and flooring. Window.

LOUNGE



13'10" x 12'7"

A spacious lounge in which you can put a good sized sofa etc, sit and relax. Pleasant decor theme. Electric fire. Electric fire. French doors that open into the garden and let in a good amount of natural light. Space under the stairs where you could add seating etc. Television aerial point.

TO THE FIRST FLOOR

Timber spindle and balustrade staircase to the first floor.

LANDING

Access hatch into the loft. Doors into...

BEDROOM ONE



11'0" x 9'3"

A good sized double bedroom with neutral decor and a good sized window

that lets the light flood in. The boiler is housed here, (not tested), we understand it was re-fitted approximately 2 years ago (interested parties must satisfy themselves in this regards). Integrated storage.

BEDROOM TWO



11'10" x 7'6"

A small double bedroom located at the front of the house, light and bright, with neutral decor and plenty of space for furniture.

BATHROOM



7'9" x 4'8"

Fitted with a white suite comprising panel bath with electric shower fitted over and a glazed screen and inset splash-back, low flush W.C and a pedestal wash basin. Partially tiled in white ceramics with black contrasting

detail, then paint finish to the remainder. Ceramic tiled floor. uPVC double glazed opaque window aiding natural light and ventilation.

TO THE OUTSIDE



There is parking for one car upon the driveway, with enclosed rear garden which is fenced in for security. There is a paved seating area and a lawn. A pleasant area where you can sit out. External storage cupboard.

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.

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		
(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		