

HARDISTY AND CO



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



Low Lane
Horsforth

£175,000
2 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION

A smart Duplex apartment with an enclosed patio space and allocated parking. Set within a modern complex, in a central Horsforth setting, only a short distance from the local train station, with bus/road links on the doorstep too. Over two floors comprising Entrance vestibule, Guest cloaks/W.C, Master bedroom/en-suite bathroom, bedroom two/en-suite shower room. To the first floor there is a lovely 22ft long living/dining room and a separate fitted kitchen. Perfect for a variety of buyers, arrange a viewing and don't miss out!

LOCATION

This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc all based a short distance away. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS18 4DF. Access is to the rear of the building.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE VESTIBULE

With solid oak flooring, ample space for coats and shoes and with doors to ...

HALLWAY

With staircase up to first floor and doors to ...

GUEST WC

5'8" x 2'8"

Essential with modern white suite, tiling to splashbacks and recent flooring.

BEDROOM ONE



14'0" x 14'0" (max)

A good size double bedroom with neutral decor, new carpet and window to the side elevation. Door to ...

ENSUITE BATHROOM



7'6" x 5'0"

A good size modern bathroom with bath, WC and wash hand basin. Extractor fan and recent modern flooring.

BEDROOM TWO



10'0" x 8'0" (max)

A further comfortable double at the front, overlooking the private patio area - currently used as an office - lovely and light and airy!! Door to ...

ENSUITE SHOWER ROOM



13'0" x 3'0"

Wow! A lengthy shower room with good size shower cubicle, recent power shower, WC and wash hand basin. Vinyl flooring and extractor fan.

FIRST FLOOR

LANDING

Giving access to ...

LOUNGE/DINER



22'3" x 11'5"

Fabulous, open, light and airy space with ample room for sofas, dining table and chairs and with modern flooring. Recent decor and door to ...

KITCHEN



15'0" x 4'6"

A galley style, well equipped fitted kitchen with ample storage and worktop space. Integrated electric oven, four point gas hob and extractor fan over. Integrated fridge freezer and dishwasher. Plumbing for a washing machine, extractor fan and stainless steel sink with side drainer and mixer tap. The boiler is housed here too. Pleasant outlook.

OUTSIDE



There is a private patio space and allocated parking.

BROCHURE DETAILS

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

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

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 999 years - with 987 remaining as of 2020 - Ground Rent £150 P.A and Maintenance charge of £500 PA. Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

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	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	