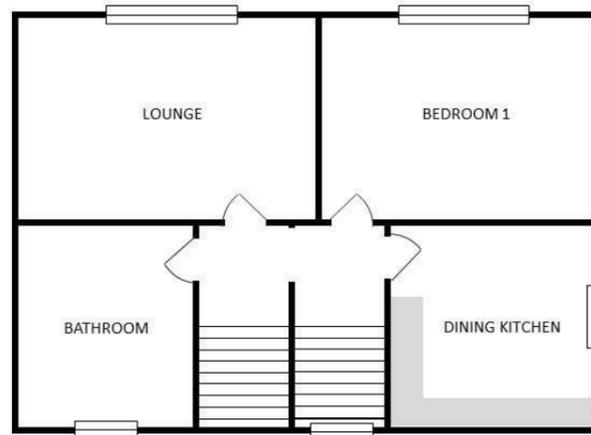


HARDISTY AND CO



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. 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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guseley
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hardistyandco.com

HARDISTY AND CO



Town Street
Horsforth LS18 4AQ

£995 PCM
3 BEDROOM APARTMENT -
DUPLEX

hardistyandco.com

AVAILABLE NOW | FURNISHED | DEPOSITS APPLY | UTILITY BILLS UNINCLUDED | An impressive, substantial 3 double bedroom duplex apartment right in the centre of Horsforth, recently converted to a high specification above the trendy Malthouse. A prestigious location. Available immediately. Located on the first floor is the impressive kitchen, large contemporary lounge and a generous bedroom and hotel style bathroom. There are two further grand double rooms to the 2nd floor! EPC - C

INTRODUCTION

An impressive, substantial 3 double bedroom duplex apartment right in the centre of Horsforth, recently converted to a high specification above the trendy Malthouse. A prestigious location. Available immediately. Located on the first floor is the impressive kitchen, large contemporary lounge and a generous bedroom and hotel style bathroom. There are two further grand double rooms to the 2nd floor!

HOLDING FEE & 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.

HORSFORTH

There are many facilities available in the village of Horsforth, including an excellent range of shops, boutiques, supermarkets and banks etc. Horsforth is renowned for its abundance of restaurants, eateries and pubs, which cater for all tastes and age groups. The schools in the area all have good academic reputations and are easily accessible from this property, with pre-schools and also Kids Club located on New Road Side. The Horsforth Train Station provides services to Leeds, York and Harrogate. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate and, for the more travelled commuter, the Leeds-Bradford Airport is a short drive away.

HOW TO FIND

From our Horsforth Office on New Road Side, LS18 4QD, Head West and take a Right up Rose Terrace, turn left at the top of the road and then a right at the traffic lights onto Fink Hill. Continue onto Church Avenue and turn right onto North Broadgate Lane. The property is on your right hand side and can be identified by 'The Malt Brewhouse' sign.

ACCOMODATION

PRIVATE ENTRANCE HALL

Private entrance door off North Broadgate Lane, with stairs leading to the first floor landing with an oak door leading too..

DINING KITCHEN



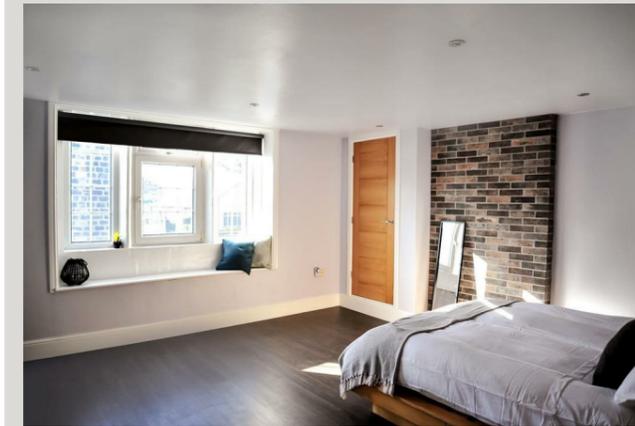
A lovely spacious kitchen with ample dining room, stylish high gloss grey range of wall and base units with oak worktops. Integrated Electric oven and four point electric hob with extractor over. Inset stylish sink, with integrated tall Fridge Freezer and Dishwasher. contemporary Decor with a mounted TV and Plasma style heater.

LOUNGE



Lovely size room with a large TV, two leather sofas, comfy table and chair. Built in storage unit with oak top.

BEDROOM ONE



Such a large room! With Mullion windows and town street view. Useful storage cupboard/wardrobe.

BATHROOM



A fantastic size, luxurious room with hotel esq. With a Large walk in shower cubicle, wall hung basin and W/C. Generous bath with luxury fittings. Useful large storage cupboard housing the boiler.

TO THE SECOND FLOOR

BEDROOM TWO



A superb size room with a large bed, revealed beams

and access into eaves, doors to walk in wardrobe through to further robes.

BEDROOM THREE



Another fantastic size room with great views! Paneled beams and door into large storage/wardrobe.



MANAGED BY LANDLORD

BROCHURE DETAILS

HARDISTY AND CO prepared these details, including photography, in accordance with our estate agency agreement.

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 EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

