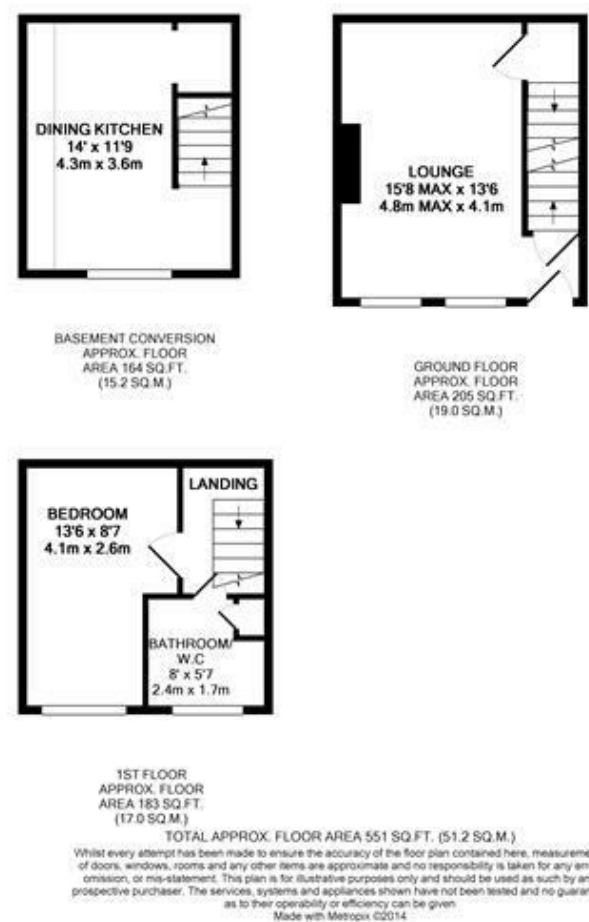


# HARDISTY

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.

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# HARDISTY

AND CO



Back Lane  
Horsforth LS18 4RF

£725 PCM  
1 BEDROOM HOUSE -  
TERRACED

hardistyandco.com



AVAILABLE 1ST JULY | UNFURNISHED | HOLDING FEE AND DEPOSIT APPLY | Superb stone terrace one bed cottage. Briefly comprises; Lounge with feature stone fireplace and exposed beam, converted barrel vaulted cellar providing a modern dining kitchen. First Floor; one double bedroom with long distance views and modern house bathroom. Low maintenance garden to the front. EPC - C.

INTRODUCTION

Located in the 'heart' of Horsforth is this superb charming stone built back to back terraced cottage home. The property oozes with character and has many appealing features including revealed and exposed stone, stripped and stained doors, deep skirtings, modern decor throughout, gas fired central heating and uPVC sealed unit double glazing. The lounge is an excellent size and has a feature 'inglenook' style fireplace providing a most attractive focal point. The barrel vaulted cellar basement has been converted to provide an excellent 'beech' effect fitted kitchen with 'brushed chrome handles, 'brushed chrome' electric oven, four ring gas hob and extractor hood over. Upstairs on the first floor and accessed from the landing is a double bedroom enjoying excellent long distance views across towards Leeds and a recently fitted modern white three piece suite, shower over bath and fully tiled in contemporary ceramics.

LOCATION

One couldn't wish for a more convenient location. Set at the bottom of Horsforth Town Street and close to the Ring Road (A6120) and New Road Side (A65), commuting is easy, both provide major links to the motorway networks, and the centres of Leeds, Bradford, York and Harrogate. For the more travelled commuter the Leeds/Bradford airport is only a short car ride away. There are many facilities on offer in the 'village' including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is excellent and caters for all tastes and age groups and at the other side of the village there is the train station. The property would make an ideal home for young professionals and anyone wanting to live in a popular location with every convenience to hand.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up towards the Horsforth roundabout. Take your first right into Charles Street and proceed to the top. At the junction with Broadway (A6120) turn left and at the Eleventh Earl traffic lights turn right into Fink Hill. Take your second right into Stoney Rise and at the unmarked junction turn right into BACK LANE. The property, No 27, can be found down the passageway a short distance along on the left, identified by our 'To Let' sign.

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. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month.

ACCOMMODATION

GROUND FLOOR

uPVC entrance door leading into...

LOUNGE



15'0" x 13'6"

Modern two tone decor. Feature exposed stone chimney breast and 'inglenook' style fireplace. Telephone point. Central heating radiator. uPVC double glazed windows to front elevation. Staircase leading down to....

LOWER GROUND FLOOR

DINING KITCHEN



14'0" x 11'9"

Fitted with a modern range of dark effect wall, base and drawer units with 'brushed chrome' handles. Complementary 'granite' effect working surfaces.

'Brushed chrome' electric oven, four ring gas hob and extractor hood over. Stainless steel sink and side drainer with matching mixer taps. Washing Machine and Fridge/freezer left as good will items. luxury tiled splash backs and modern neutral decor to the remainder. Vaulted exposed stone ceiling. Central heating radiator. uPVC double glazed window to front elevation.

Staircase from lounge leading up to....

FIRST FLOOR

LANDING

Modern neutral decor. Stripped and stained spindle balustrade. Access to loft. Doors leading into....

BEDROOM ONE



13'6" x 8'7"

Double bedroom with modern neutral decor. Central heating radiator. uPVC double glazed window to front elevation enjoying views across towards Leeds.

BATHROOM



8'0" x 5'7"

Fitted with a modern three piece suite in 'white' comprising low flush W.C., pedestal wash-hand basin with chrome mixer tap and shower bath with chrome mixer tap, shower screen and electric shower over.

The bathroom is fully tiled in contemporary ceramics to the walls and floor. Central heating radiator. Heated towel rail. uPVC double glazed window to front elevation.

MANAGED BY AGENT

OUTSIDE



There is lovely low maintenance garden to the front with raised decking, a graveled area and feature raised flowerbeds ideal for sitting out and entertaining. There are superb long distance views towards Leeds.

BROCHURE DETAILS

Hardisty & 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 <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	EU Directive 2002/91/EC	