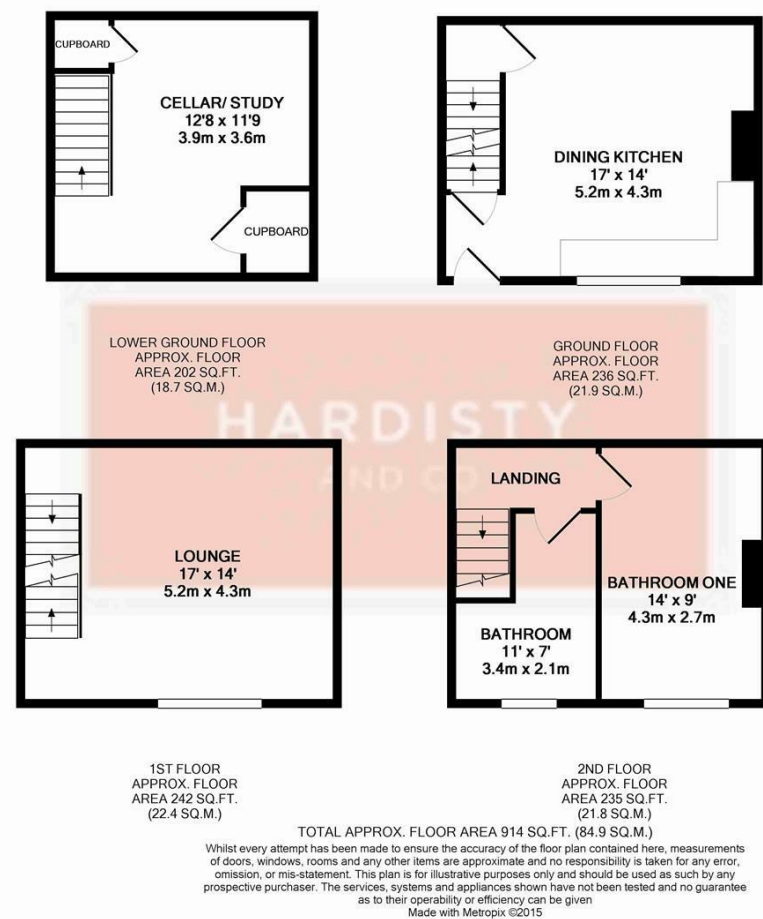


# HARDISTY AND CO



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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**Guiselley**  
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# HARDISTY AND CO



**Parkside**  
Horsforth LS18 4DJ

**£775**  
2 BEDROOM HOUSE -  
TERRACED

hardistyandco.com



AVAILABLE 18TH SEPTEMBER | UNFURNISHED | DEPOSITS APPLY | VERY WELL PRESENTED STONE TERRACE PROPERTY, located in the HEART of HORSFORTH with FANTASTIC COMMUTER LINKS on hand as well as CONVENIENT ACCESS to the MOTORWAY NETWORK. Only a STONES THROW AWAY from the FACILITIES on both NEW ROAD SIDE & TOWN STREET including SHOPS, BARS & RESTAURANTS. Just a SHORT WALK AWAY is HALL PARK, providing PLEASANT WALKS. The property BOASTS SPACIOUS LIVING, with ACCOMMODATION OVER FOUR FLOORS. ON STREET PERMIT PARKING at the FRONT. SORRY NO PETS. EPC -C.

INTRODUCTION  
We are pleased to offer this well presented cottage, situated in the heart of Horsforth, and ideally positioned between Town Street and New Road Side. The location provides fantastic commuter links with major road and public transport access to Leeds, Bradford & Harrogate City Centres as well as the motorway network. There is a comprehensive range of facilities on hand in the area including a fantastic selection of restaurants, bars and pubs as well as highly recommended schools. The Train Station is just on the other side of the village and provides frequent journeys to Leeds, York and Harrogate City Centres - ideal for Christmas Shopping days! Hall Park, is just a short walk away from the property, offering pleasant walks, bike rides as well as a childrens play area. On street permit parking.

LOCATION  
One couldn't wish for a more convenient location. Commuting is easy, both the A65 and A6120 are on hand providing major links to the motorway networks, Leeds, Bradford, York and Harrogate City Centres. 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, bars & restaurants, banks and supermarkets as well as highly recommended schools. The new addition train station at Kirkstall Forge, only enhances the appeal of this location.

HOW TO FIND THE PROPERTY  
From our office at New Road Side, Horsforth (A65) proceed up towards the Horsforth roundabout and after approximately a quarter of a mile and just before the Fleece Public House turn right onto PARKSIDE. The property can be found on the right hand side, identified by our 'To Let' Board.

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.

ACCOMMODATION

GROUND FLOOR  
External timber door leading directly into...

DINING/KITCHEN



A very well proportioned kitchen/diner. Fitted with an excellent range of wall, drawer and base units with complimentary work surfaces. Fabulous Yorkshire Stone Flooring. With a feature exposed brick chimney breast with integrated electric oven and four ring hob. Washing machine to be included. Ceiling beams. Large window to the front providing plenty of natural light.

LOWER GROUND

CELLAR/STUDY



An extremely useful room, offering multi functional use. Can be used as a second bedroom, and would also make a great study/snug.

FIRST FLOOR

LOUNGE



One of the highlights of the property and a great size reception room. With hardwood flooring and neutrally painted walls. Feature exposed stone chimney wall.

SECOND FLOOR

BEDROOM



Good size double room, decorated in neutral tones and carpeted.

BATHROOM



Fitted with a white three piece, comprising low flush WC, hand wash basin and bath with electric shower over. Part tiled in modern ceramics with 'aqua' coloured walls to the remainder. With an airing cupboard, and two wall mounted cabinets, providing useful storage space.

OUTSIDE  
On street permit parking to the front.

MANAGED BY LANDLORD

BROCHURE DETAILS  
HARDISTY & COMPANY have 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	