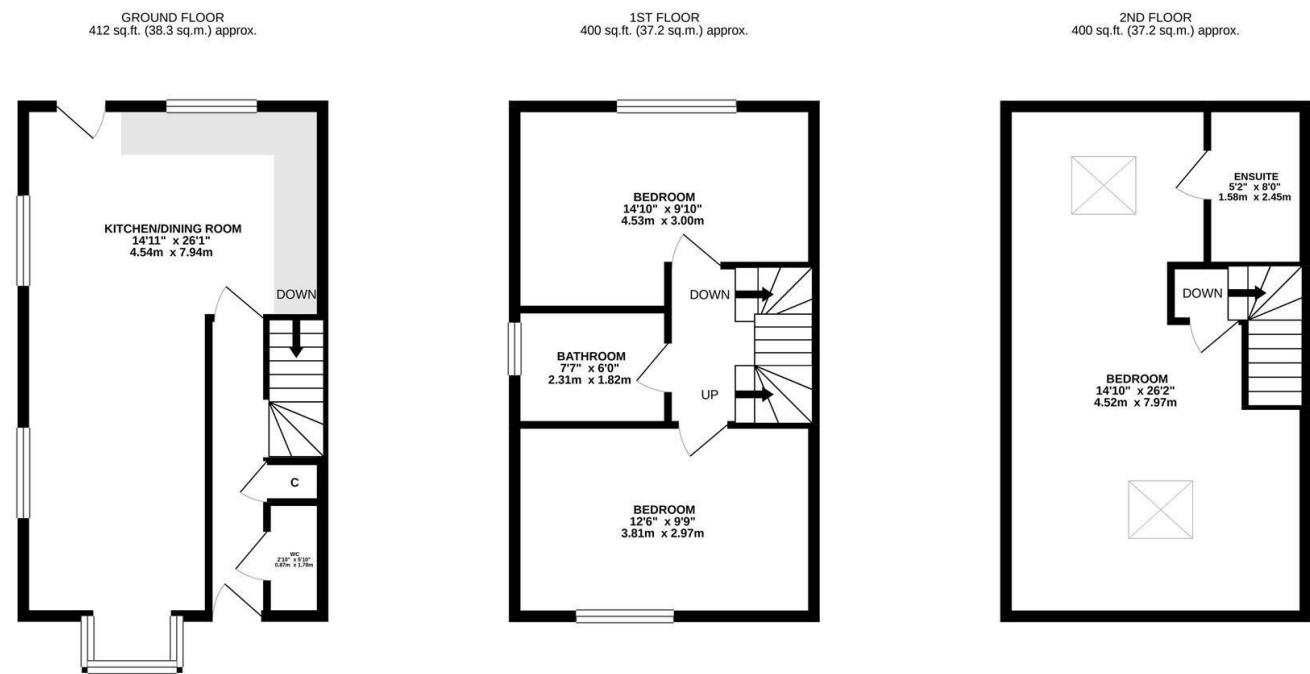


HARDISTY AND CO



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 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 Metropix ©2020

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

Guiselley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Breary Terrace

Horsforth LS18 5QJ

£875 PCM

3 BEDROOM HOUSE - END
TERRACE

hardistyandco.com

AVAILABLE NOW | PART-FURNISHED | DEPOSITS APPLY | SUPERB, SPACIOUS THREE DOUBLE bed., END TERRACE home situated in this convenient Horsforth location, close to amenities, HIGHLY REGARDED SCHOOLS, the TRAIN ST., & with great road/bus links too! Over THREE flrs & sitting on a GREAT SITE CORNER PLOT so GARDENS to three sides & OFF ST., PARKING. Briefly, entrance hall, guest WC, LARGE 'L' shaped LIVING/DINING KITCHEN, TWO DOUBLE beds., with fitted furniture & bathroom to 1st flr & impressive MASTER bed., with ENSUITE to 2nd flr. Fabulous family home in a great location! GARAGES NOT INCLUDED. EPC - C

INTRODUCTION

Impressive, individually built three double bedroom end terrace home sitting on a great size corner plot with gardens to three sides, off street parking and being so deceptively spacious with fabulous reception and bedroom space over three floors. The property is sited in such a convenient Horsforth location, close to amenities, highly regarded schooling, the train station and with great bus/road links too! Comprises, to the ground floor, an entrance hall, useful guest WC, 26' 'L' shaped living/dining kitchen with triple aspect so lots of natural light, ample dining and sofa space and fitted kitchen. To the first floor are two really good size double bedrooms, both with fitted furniture and a modern family bathroom and to the second floor is the Master bedroom with two Velux skylights so again, lovely and light with access to a modern ensuite shower room. So much on offer in such a great location!

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 5QJ.

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. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE HALL

A lovely first impression with useful understair storage, staircase up to first floor and doors to ...

GUEST WC



5'3" x 2'10"

Essential for a busy family home with neutral decor and tiling, modern two piece suite and tiled floor. The boiler is housed here.

LIVING/DINING KITCHEN



26'0" x 14'10"

A really spacious, open, light and airy 'L' shaped family space with triple aspect to the front, side and rear elevations and door out to the rear elevation. Ample sofa and dining space along with a cream fitted kitchen, modern flooring to kitchen area, integrated electric oven, hob, canopy over, dishwasher and washing machine. Space for a tall fridge freezer. Modern metro style white tiling to splashbacks and recessed spotlighting.

FIRST FLOOR

LANDING

With stairs to second floor and doors to ...

BEDROOM TWO



14'10" x 9'10"

A good size double bedroom at the front of the house with fabulous long distance views. Fitted dark wood, sliding, mirrored wardrobes to one wall.

BEDROOM THREE



14'10" x 9'8"

Another good size double bedroom at the rear of the house with neutral decor and carpet. Neutral decor and carpet and sliding, mirrored fitted furniture to one wall.

BATHROOM



5'11" x 7'6"

A modern white house bathroom with thermostatic shower over the bath, glass shower screen, WC and wash hand basin. Neutral part tiled to walls and tiled floor. Window to the side elevation. Extractor fan.

SECOND FLOOR

MASTER BEDROOM



23'6" x 14'9"

Wow!! A fabulous Master bedroom at the top of the house with two Velux skylights allowing natural light to flood the room. Modern wood effect flooring, neutral decor theme and access to the loft via a hatch. Door to en suite.

ENSUITE SHOWER ROOM



8'0" x 5'2"

A generous ensuite shower room with neutral tiling and decor, corner shower cubicle with electric shower, WC and pedestal wash hand basin. Tiled floor, ladder central heating radiator and shaver point.

OUTSIDE



The property sits on a great size corner plot with gardens to three sides and there's off street parking to the side. There are lawned gardens, raised borders, enclosed by hedging and fencing and there's also a paved patio to the immediate rear. Garages not included.

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			89
(81-91) B		80	
(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			90
(81-91) B		81	
(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	