



TOTAL APPROX. FLOOR AREA 721 SQ.FT. (67.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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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The Old Sunday School
 The Strone

£175,000

2 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION

A fantastic two double bedroom split-level apartment located in the South wing, with views to the East, West and South. Forming part of this stunning Victorian building which was converted in recent years, with characterful living space and modern additions. The main bedroom and living/dining spaces are elongated hexagonal shaped and really enhances the character of the apartment. The second bedroom has an impressive large feature window. A generous hallway leads through into an unusually large living/dining room at an upper level. Apperley Bridge Train Station is a short walk away & offers no fuss travel into Leeds/Bradford. This light and airy home is ideal for sun lovers and comes with two parking spaces which can be viewed from the apartment. Offered for sale with no upward chain. Lots of amenities, bars, eateries and country/canal-side walks on the doorstep. EPC RATING C

LOCATION

Apperley Bridge is located on the Leeds border, in a sought after, semi-rural location, with Leeds/Liverpool Canal and the beauty of the Aire Valley on your doorstep. Bronte House is an independent Private School belonging to the Secondary co-ed school Woodhouse Grove, Greengates Primary is also close by. A new Train Station has opened summer 2016 getting you into Leeds in ten minutes and also providing services to various other business regions, this will only enhance the appeal of this location. The City centres of Leeds and Bradford are accessible by public transport or private transport links, with, the Leeds-Bradford Airport and the motorway network easily accessible from here. A number of local pubs and eateries are close by, with Superstores a very short drive/walk away. The neighbouring villages of Horsforth, Rawdon, Guiseley and Yeadon are within a short drive away and offer an abundance of shops, banks and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups.

HOW TO FIND THE PROPERTY

From our office at Horsforth proceed to the Horsforth roundabout and continue along Rawdon Road/Leeds Road/A65 until reaching the JCT600 roundabout in Yeadon. Turn left at this roundabout on to Apperley Lane and go straight ahead at the lights and carry on down the hill turning right just after Little Park. The property can be identified by our 'FOR SALE' sign. Post Code BD10 0NZ.

ACCOMMODATION

COMMUNAL ENTRANCE

With door leading into...

HALLWAY

A really spacious 'L shape' hall with attractive decor themes. Two Central heating radiators. Access to large storage cupboard with shelving and space for coats. Doors to...

LOUNGE/DINER



19'8" x 13'7"

A great sized room with modern neutral decor and carpeted. Six deep window sills and elongated hexagon shape with exposed wooden trusses providing character. Loft access providing useful

storage space. uPVC double glazed windows and central heating radiator. Phone point and connection socket to communal sky dish.

KITCHEN



11'2" x 6'1"

A modern range of wall, drawer and base units in modern 'beech' effect with complementary worksurface. Part tiled in modern ceramics with the remainder in neutral decor. Wood effect flooring. Electric oven, four burner gas hob and extractor fan. Integrated washer/dryer, fridge freezer and stainless steel sink with drainer and mixer tap. uPVC double glazed window.

BEDROOM ONE



11'2" x 11'9"

A great sized double room in modern and neutral decor. High ceilings extenuate the hexagonal feature of the room. uPVC windows to two aspects and central heating radiator. Phone point.

BEDROOM TWO



11'2" x 7'9"

Another double room with modern neutral decor. Large feature uPVC windows with high ceilings giving a light roomy feel and central heating radiator.

BATHROOM



7'3" x 5'8"

A modern white three piece suite comprising of bath with shower over, hand basin and w.c. Extractor. Part tiled in modern ceramics with the remainder in neutral decor and wood effect lino flooring.

GUEST W/C



6'9" x 3'5"

An attractive two piece white suite with w.c and pedestal wash hand basin. Attractive and modern decor theme. Extractor. Useful additional storage.

OUTSIDE

Two parking spaces that can be viewed from the apartment.

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 982 remaining as of 2019- Ground Rent £137.90 P.A and Maintenance charge of £140.58 PCM. 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.

BROCHURE DETAILS

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

Energy Efficiency Rating	
Very energy efficient - lower running costs (82 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	
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