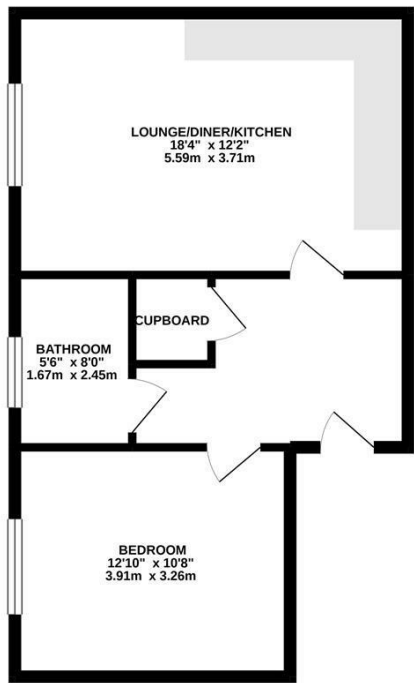


# HARDISTY AND CO

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 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 misstatement. 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 Metaphor 12/2020

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. 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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# HARDISTY AND CO



Dyehouse Walk  
Yeadon

£154,950

1 BEDROOM FLAT/APARTMENT

hardistyandco.com



INTRODUCTION  
PERFECT STARTER HOME OR FOR ANYONE WISHING TO DOWNSIZE. AN OLD MILL CONVERSION AND OFFERING AN ABUNDANCE OF CHARACTER FEATURES THROUGHOUT WITH HIGH CEILINGS AND BEAMS. WE ARE DELIGHTED TO OFFER FOR SALE THIS STUNNING AND BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT. On arrival access is via security intercom. Briefly comprising communal entrance hall, stairs to first floor. On entering the apartment itself you immediately get that wow feeling of space, entrance hall, large double bedroom, beautiful house bathroom and open plan lounge/diner and bespoke fitted kitchen with integral appliances. To the outside there is a beautifully maintained landscaped communal gardens and allocated parking. PERFECT FOR THOSE WHO WANT GREAT LIVING WITHOUT THE HASSLE. CALL NOW. EARLY VIEWING STRONGLY RECOMMENDED.

YEADON  
DYEHOUSE WALK. This property is situated in a very enviable location close to access routes yet retaining a semi-rural feel. Yeadon town centre has many amenities including a wide range of shops and recreational facilities with excellent local schools and is close to the neighbouring town of Guiseley and Rawdon where there are further shops and restaurants. The A65 goes directly into Leeds City centre with access routes to Bradford City centre. There is a rail link from Guiseley station and Horsforth stations to Leeds. For the more travelled, Leeds/Bradford Airport is a short drive away.

HOW TO FIND THE PROPERTY  
From the Guiseley office, proceed on the A65 towards JCT 600 roundabout. Take the first exit onto Green Lane. Turn left onto Dyehouse Walk and follow the road round to the left, turn left into the apartment carpark. The property is found on the right-hand side.

ACCOMMODATION

COMMUNAL ENTRANCE HALL  
Accessed via Security Intercom. Community entrance hall. Stairs to first floor. Door to:

PRIVATE ENTRANCE HALL  
On entering this beautiful apartment you immediately get the feeling of space. With high ceilings and character this lovely home comprises composite entrance door, security intercom. Storage room. Inset spots

LARGE MASTER BEDROOM



12'10 x 10'8  
Again with stunning high ceilings and beams this very spacious yet cosy master bedroom comprises Upvc double-glazed windows to the side elevation. Fitted wardrobes. Electric storage heater.

HOUSE BATHROOM



8' x 5'6  
An absolutely stunning house bathroom, comprising Upvc double-glazed window to the side elevation. Deep sunken bath with thermostatic shower over. Built in vanity unit with wash hand basin. Low level w.c. Tiled flooring. Part tiled walls. Heated Towel Rail. Shaver socket.

OPEN PLAN BESPOKE KITCHEN/DINER AND LIVING ROOM



18'4 x 12'2  
A stunning open-plan room, with high ceilings, beams. Comprising large Upvc double-glazed windows to the front elevation. Two electric storage heaters. TV point. A wide range of bespoke modern wall and base unit with under lighting and contemporary work surfaces over. Integral washer/dryer. Integral fridge freezer. Integral electric cooker and induction hob. Stainless steel sink one and a half bowl single drainer. Part tiled floors.

OUTSIDE

COMMUNAL GARDENS AND ALLOCATED PARKING  
To the outside there are stunning and well maintained communal gardens with allocated parking.

ADDITIONAL SERVICES Disclosure of financial intere  
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to

commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

LEASEHOLD AND RELATED CHARGES  
We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

MORTGAGE SERVICES.  
Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

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

