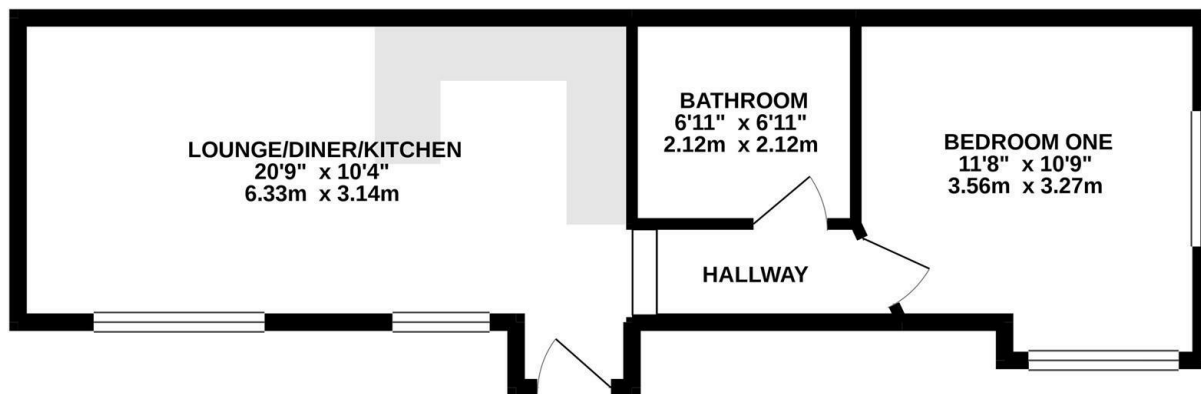


HARDISTY AND CO

GROUND FLOOR
429 sq. ft. (39.8 sq. m.) approx.



TOTAL FLOOR AREA: 429 sq. ft. (39.8 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.

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HARDISTY AND CO



Newlathes Grange
Horsforth LS18 4LG

£650 PCM

1 BEDROOM APARTMENT

hardistyandco.com

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | FABULOUS, ONE DOUBLE bed., LOWER GROUND FLOOR APARTMENT in this MOST SOUGHT AFTER CENTRAL Horsforth loc., close to amenities, GREAT ROAD/BUS ROUTES & the TRAIN ST., on your doorstep too! STUNNING LIVING/DINING KITCHEN, DOUBLE bed., & RUSTIC, CONTEMPORARY BATHROOM! ALLOCATED OFF ST., PARKING. This one will not be around for long! EPC - C

INTRODUCTION

Fabulous, one double bedroom, lower ground floor apartment which is extremely well presented and spacious with delightful character, modern and stylish features throughout. Situated in this most sought after central Horsforth location close to excellent amenities, great bus/road links and with the train station on your doorstep too! Comprises, private entrance, stunning living/dining kitchen with stone flagged floor to dining and lounge area, ample space for sofa, table and chairs and a modern, grey high gloss fitted kitchen with integrated electric oven, gas hob and extractor over. Useful Breakfast Bar with two stools, washing machine and fridge freezer. Inset spotlighting. Blinds included. There's a good size double bedroom with dual aspect to the front and side elevations so lovely and light and lovely, rustic/contemporary bathroom with exposed timber panelled bath, WC and rectangular basin set into exposed timber storage cupboard with modern mixer tap. Outside, there's allocated parking. Won't be around for long so pick the 'phone up now!

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

From our office at New Road Side (A65) proceed down to towards Leeds City Centre. Take your fourth right turn into Newlay Lane and proceed down the hill. The road splits into two, bear right into NEWLAITHES ROAD and turn right into Abbey Court. NEWLAITHES GRANGE is on the left-hand side of the road and can be identified by our 'TO LET' board. To the left of the block there is an obscure track which will take you to the private entrance. Post Code - LS18 4LG

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

Private entrance to the apartment from the side of the block.

LOWER GROUND FLOOR

With door to ...

STUNNING LIVING/DINING KITCHEN



20'9" x 10'7"

A fabulous modern, open space with windows to the front elevation and inset spotlighting to the kitchen area. There's stone flagged floor to

lounge/dining area and vinyl flooring to kitchen area. Feature exposed brick decor with neutral to remainder. Modern, grey high gloss fitted kitchen with complementary worksurfaces, integrated electric oven, gas hob and extractor fan over. Washing machine and fridge freezer, useful Breakfast Bar and stools, blinds included and cupboard housing the boiler. Ample space for sofa, table and chairs.



HALLWAY

With stone flagged floor and useful storage space.

BEDROOM ONE



11'8" x 10'8"

A double bedroom with dual aspect to the front and side elevations, light grey carpet and neutral decor with inset spotlighting. Useful eaves storage. A lovely light and airy space!

BATHROOM



A lovely rustic, contemporary style bathroom with exposed timber panelled bath with shower over, WC and contemporary rectangular basin set into exposed timber unit with mixer tap. Stone flooring and neutral decor theme. Vanity mirror.

OUTSIDE

Allocated off street parking.

MANAGED BY THE LANDLORD

