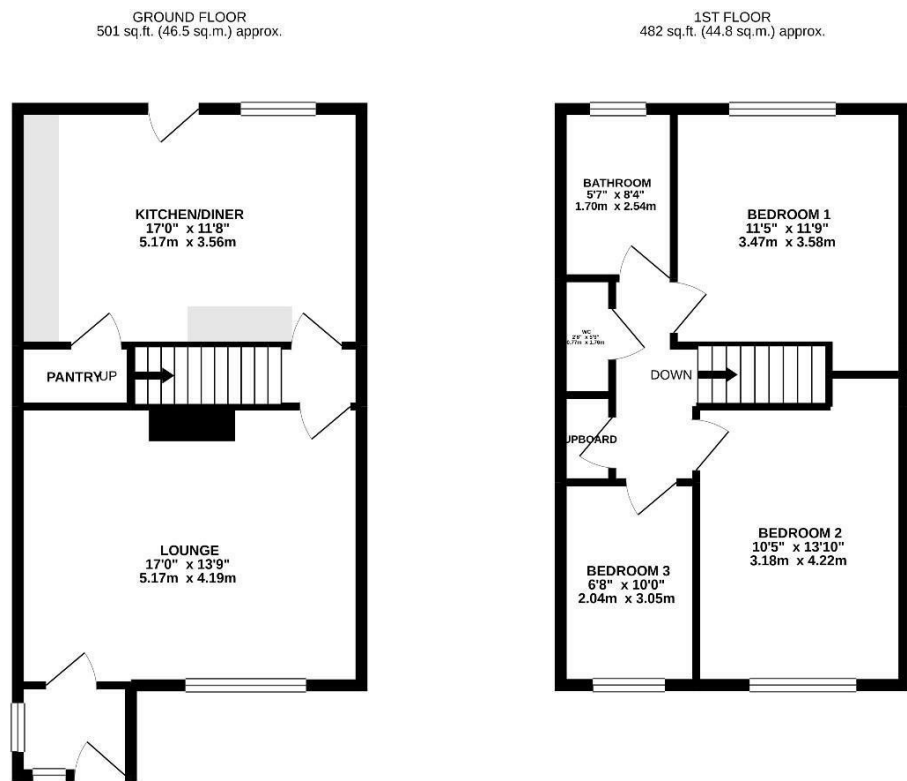


HARDISTY AND CO



TOTAL FLOOR AREA: 983 sq.ft. (91.3 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 Metrage ©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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiselley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Arncliffe Street
Stanningley

£224,950
3 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION
We think this is a super, modern end of terrace located on the Farsley border, with schools, train station, bus and road links, so many amenities all within close proximity. Re-decoratedd throughout, the house is ready to move into offering spacious and well presented family living accommodation over two floors. , Briefly comprises:- Entrance hall, generous sized lounge with lots of natural light, modern fitted kitchen, with access out into the garden, a two piece house bathroom and separate w/c, To the first floor there are three bedrooms, two doubles and a single/nursery/home office. Enclosed family garden to the rear and a garage.. Just perfect!

LOCATION
Stanningley is situated conveniently for Leeds and Bradford City Centres. Commuting to both business centres is easy either by private or public transport. The A6120 and A647 are both on hand providing major links to the motorway networks. Just a short distance away is the popular Owlcotes Centre at Pudsey offering a selection of major high street retailers and the New Pudsey train station. The centre and train station are within reasonable walking distance. In addition, the bus services are frequent locally. There is a good selection of shops, pubs and eateries in the area and the neighbouring villages of Farsley, Pudsey and Horsforth are only a short distance away, also offering a comprehensive range of facilities.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS28 6BH.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC entrance door into...

ENTRANCE HALL
Ideal space for coats and shoes etc.

LOUNGE



13'9" x 17'0"
Of a good size and with good proportions with plenty of space for a large comfy sofa etc. Neutral decor with ceiling coving. uPVC double glazed window to the front elevation. Door into...

KITCHEN-DINER



17'0" x 11'8"
Spacious enough to house a good sized table and chairs, the kitchen has been recently re-fitted with a range of wall, base and drawer units with complementary work-surfaces. Inset belfast sink and modern mixer tap. Integrated washing machine, dishwasher and fridge/freezer. Integrated electric oven, four point gas hob and extractor over. Splash-back tiling. Door into a pantry. uPVC windows to the side and rear, door leading outside.

TO THE FIRST FLOOR
Staircase from the ground floor leading up to...

LANDING
With modern neutral decor theme. Access into the loft. Useful storage cupboard. Door into...

BEDROOM ONE



11'9" x 11'5"
A great sized double bedroom with useful built-in wardrobe. The window provides a pleasant outlook to the rear.

BEDROOM TWO



13'10" x 10'5"
Another excellent double located at the front of the house, with neutral decor and wood effect flooring.

BEDROOM THREE



10'0" x 6'8"
A good sized third room, larger than many we see. Located at the front of the house with neutral decor theme.

BATHROOM
8'4" x 5'7"
Smart & modern having been recently re-fitted with a white suite comprising 'P' shaped bath with shower fitted over and a glazed screen. Wash hand basin. Smart tiling. Window aiding natural light and ventilation.

SEPARATE W.C.
5'9" x 2'6"
Recently re-fitted with a low flush W.C.

TO THE OUTSIDE



There are gardens to the front and rear, with astro-turf to the front. Garage.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
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/>

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 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		
(81-91) B		84
(69-80) C	69	
(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		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC