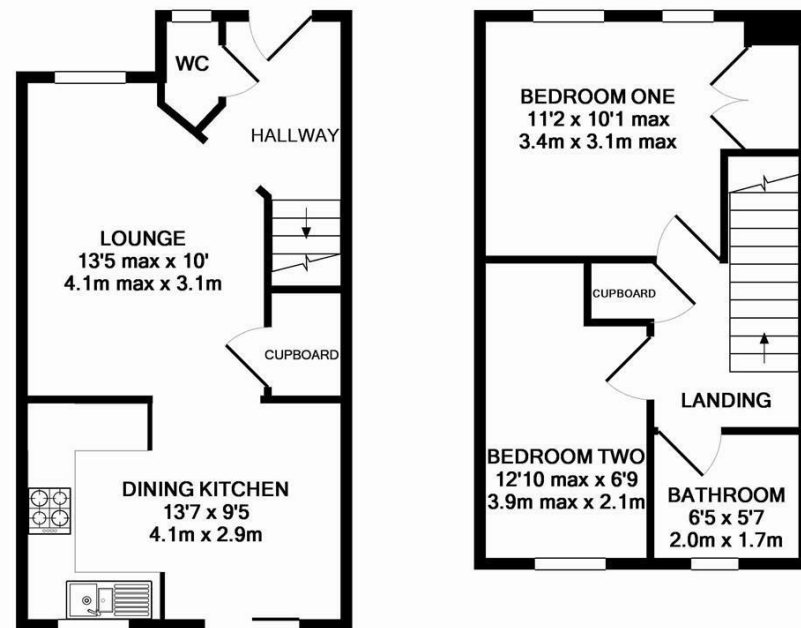


# HARDISTY AND CO



GROUND FLOOR  
APPROX. FLOOR  
AREA 329 SQ.FT.  
(30.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 307 SQ.FT.  
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 636 SQ.FT. (59.1 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  
Made with Metropix ©2013

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

Guseley  
guseley@hardistyandco.com  
01943 870970

Otley  
otley@hardistyandco.com  
01943 468999



hardistyandco.com

# HARDISTY AND CO



Meadow Road  
Apperley Bridge BD10 0LS

£850 PCM

2 BEDROOM HOUSE -  
TOWNHOUSE

hardistyandco.com



AVAILABLE 1ST NOVEMBER | UNFURNISHED | DEPOSIT APPLIES | VERY WELL PRESENTED, TWO DOUBLE BEDROOM TOWNHOUSE. Located in the INCREASINGLY POPULAR & SOUGHT AFTER AREA of APPERLEY BRIDGE. The property BOASTS SPACIOUS LIVING and is FINISHED to a HIGH STANDARD throughout. Only a STONES THROW AWAY from the MARINA and CANAL SIDE WALKS & BIKE RIDES. SUPERB TRANSPORT LINKS are ON HAND, with CONVENIENT ACCESS to the BUSINESS DISTRICTS of LEEDS, BRADFORD & HARROGATE as well as SURROUNDING AREAS, making this an IDEAL COMMUTER LOCATION. The NEW TRAIN STATION, just a SHORT WALK AWAY, only ENHANCES the APPEAL of this location. With the ADDED BENEFIT of having a FULLY ENCLOSED REAR GARDEN with SEATING AREA. Sorry NO Pets. EPC - C.

**INTRODUCTION**

We are extremely pleased to offer to the rentals market, this superb two double bedroom townhouse located in the popular area of Apperley Bridge. The property boasts a high standard of finish with the added benefit of having fitted wardrobes to the bedrooms, allocated parking at the rear, and a well maintained, fully enclosed garden as well. The location is excellent for commuters with road links to Leeds, Bradford & Harrogate on hand as well as great public transport links. The New Train Station is now open, and within a reasonable walking distance to the property. Leeds & Bradford Airport is a short drive away. There is also a handful of amenities on the doorstep, including local pubs and restaurants as well as supermarkets and schools.

**LOCATION**

This area is ideally positioned between Yeadon and Greengates, meaning the The city centres of Leeds and Bradford, the airport and the motorway network are easily accessible from here. There are local pubs and eateries close by as well as a range of shops and schools. The neighbouring villages of Horsforth and Rawdon are nearby and offer an abundance of shops, banks and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups. This property really would be ideal for professionals wanting to live in a popular modern setting with most conveniences only a short distance away.

**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.

**HOW TO FIND THE PROPERTY**

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Proceed straight on along Rawdon Road/Leeds Road and at the Rawdon traffic lights carry straight on down the hill, New Road Side, Rawdon until reaching the JCT roundabout. Turn left into Apperley Lane and proceed down towards Apperley Bridge. Proceed to the next set of traffic lights and turn right into Tenterfields. Take your second left and MEADOW ROAD can be found immediately in front of you.

**GROUND FLOOR**

**ENTRANCE LOBBY**

Doors to ...

**LOUNGE**



13'5" x 10'0"

Superb open plan living space with a modern cool tone decor theme throughout. uPVC window allows natural light to flood the room emphasising the space available.

**DINING KITCHEN**



13'7" x 9'5"

Fitted with a modern range of beech effect wall, drawer and base units with contrasting black work surfaces. Tiled flooring throughout with doors leading directly to the garden and providing stunning views.

**DINING KITCHEN**



**FIRST FLOOR**

**BEDROOM ONE**



11'2" x 10'1"

A great size, first double bedroom, offering a bright neutral decor and carpet. With the added benefit of having fitted wardrobes. The bed is included TV aerial point. Free View aerial point. Sky point.

**BEDROOM TWO**



A good size second double bedroom. Neutrally decorated and carpeted throughout. Again with fitted wardrobes.

**BATHROOM**



6'5" x 5'7"

Comprising of a three piece suite in white with mixer shower and extractor fan. Part tiled with neutral decor to the remainder. Useful storage/airing cupboard.

**OUTSIDE**



There is a well maintained, fully enclosed garden to the rear and allocating parking to the rear as well.

**BROCHURE DETAIL**

HARDISTY AND CO prepared these details, including photography, in accordance with our estate agency agreement.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	93	77	96

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - higher running costs.

Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not environmentally friendly - higher CO<sub>2</sub> emissions.

England & Wales EU Directive 2002/91/EC

