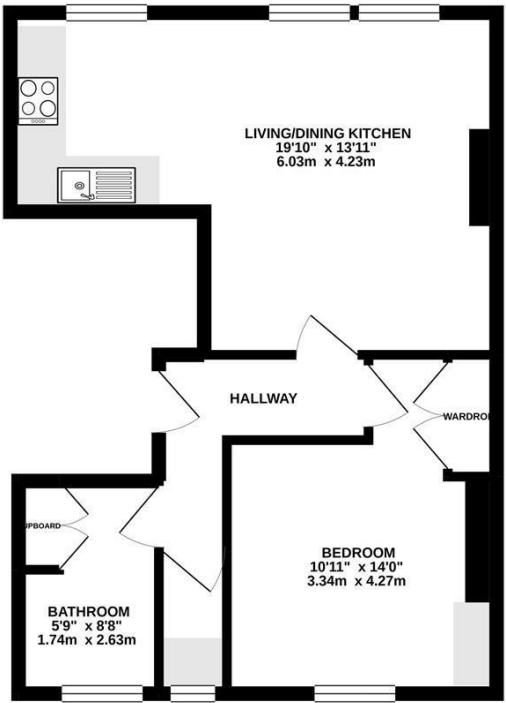


# HARDISTY AND CO

GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 459 sq.ft. (42.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 Measure v2020

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

**Guiselley**  
guiseley@hardistyandco.com  
01943 870970

**Otley**  
otley@hardistyandco.com  
01943 468999



hardistyandco.com

# HARDISTY AND CO



Wood Lane  
Headingley LS6 2AY

£695 PCM  
1 BEDROOM APARTMENT

hardistyandco.com

~ AVAILABLE 18TH NOVEMBER 2020~FURNISHED~DEPOSITS APPLY~Recently refurbished 1 bedroom modern apartment near the center of Headingley. NEW Worcester Bosch combi boiler recently fitted during renovation. Suitable for a single professional or professional couple. EPC - C

INTRODUCTION

Stylish ground floor apartment, spacious and bright with character features. New Worcester Bosch combi boiler recently fitted during renovation works. Superb living/dining kitchen, modern fittings, large bedroom and a modern bathroom. Beautifully presented and with neutral decor. Situated within bustling Headingley with its vibrant atmosphere, many shops and bars and super access to the University/City centre etc via/cycle links, bus or train. Headingley Stadium is a short walk away where rugby and cricket is enjoyed. Suitable for a single professional or professional couple. EPC - C.

LOCATION

Headingley is a bustling Village with a vibrant mix of residents and well served by an abundance of superb amenities, including shops, Banks, eateries, bars, the cinema, excellent schools etc. There are regular public transport links into Leeds City Centre, Kirkstall, Otley and surrounding areas. The renowned Headingley Stadium is within walking distance where cricket/rugby can be perused at one's leisure. The University of Leeds is easily accessed via a short bicycle/bus ride. A wide selection of Golf clubs, Leisure facilities and superb open countryside are almost on the doorstep and for the more travelled commuter, Leeds and Bradford Airport is within a very reasonable drive. There is a train station in Burley and the train

station located along the A65 at Kirkstall Forge.

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.

HOW TO FIND THE PROPERTY  
SAT NAV POST CODE LS6 2AY.

ACCOMMODATION

TO THE GROUND FLOOR  
Access into...

HALLWAY  
Leading into...

LIVING/DINING KITCHEN  
19'10" x 13'11"

Spacious and bright, this characterful room has good proportions, with plenty of light, high ceiling with cornice and deep skirting boards. T.V aerial point. The sitting area has plenty of space for a comfy sofa etc whilst the kitchen is fitted with a good range of white wall, base and drawer units with complementary work-surfaces. Inset stainless steel sink, side drainer and mixer tap. Integrated oven and hob with extractor over, plumbed for a dishwasher and space for a fridge/freezer. Ceramic tiled splash-backs. Tiled floor. Inset ceiling spotlights. Triple aspect windows. Space for dining table and chairs.

BEDROOM

10'11" x 14'0"

Another bright room, spacious with neutral decor, high ceiling and cornice. Ample space for a large bed etc. Inset ceiling spotlights. Fitted wardrobes.

BATHROOM  
5'9" x 8'8"

A stylish and modern bathroom fitted with a white three piece suite comprising 'P' shaped shower bath with shower fitted over, glazed screen and corner mounted mixer tap, low flush WC and pedestal wash basin with mixer tap. Tiled to the walls and floor. Extractor fan.

OUTSIDE

BROCHURE DETAILS

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

