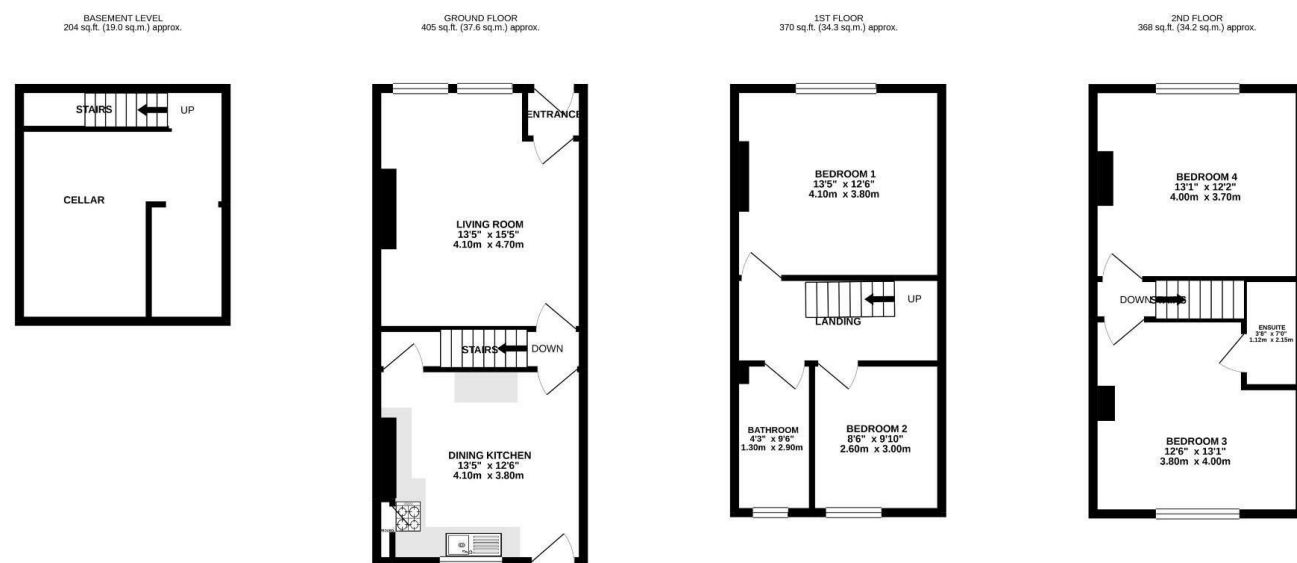


HARDISTY AND CO



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 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 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

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HARDISTY AND CO



Low Lane
Horsforth

£1,050 PCM
4 BEDROOM HOUSE

hardistyandco.com

****AVAILABLE NOW** UNFURNISHED ** DEPOSITS APPLY **** A SUPERB, SPACIOUS, FOUR bed., mid terrace home, over THREE firs, which has been FULLY REFURBISHED & REWIRED throughout offering NEWLY FITTED KITCHEN, BATHROOM & ENSUITE SHOWER room along with newly fitted carpets/flooring, decor & central heating radiators! Sited close to amenities, HIGHLY REGARDED SCHOOLS, the TRAIN ST., & with great COMMUTER LINKS, briefly, entrance porch, generous light & airy lounge, inner hallway, modern, stylish DINING KIT., with access out to the rear & down to the CELLAR, TWO beds., & house bathroom to 1st flr & TWO DOUBLE beds., one with ENSUITE to 2nd flr. Low maintenance gardens front & rear & on street parking. EPC -

INTRODUCTION

****AVAILABLE NOW** UNFURNISHED ** DEPOSITS APPLY **** A modern, spacious and fully refurbished four bedroom, mid terrace home in this most sought after Horsforth location, close to amenities, highly regarded schools, the train station and with great commuter links too! Offering fabulous family living accommodation over three floors along with a useful storage cellar, this property has low maintenance gardens to the front and rear and on street parking. Early viewing is a must to appreciate all on offer, the newly fitted kitchen, bathroom, ensuite shower room and the new carpets/flooring and decor throughout, just pick up the keys and move in!! Comprises, to the ground floor, an entrance porch, generous lounge, flooded with natural light from the window to the front, inner hallway with staircase up to the first floor and access to the family dining kitchen to the rear. There is ample dining space here and a modern, stylish high gloss fitted kitchen with integrated electric oven, hob and extractor fan over along with a pleasant outlook to the rear and access out to the paved courtyard. To the first floor is the Master bedroom, a second single/study/nursery and an impressive, white house bathroom. To the second floor are two further double bedrooms, one with modern, ensuite shower room.

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

SAT NAV - Post Code - LS18 5QL

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.

ACCOMMODATION

GROUND FLOOR
Composite entrance door with transom over to ...

ENTRANCE PORCH
Giving access to the ...

LOUNGE
15'4" x 13'1"
A really spacious reception room with lots of natural light from the large window to the front. Neutral decor theme and dark grey carpet. Door to ...



INNER HALLWAY
With staircase up to the first floor and door to ...

DINING KITCHEN
13'5" x 12'5"

Another generous family space with pleasant outlook over the rear garden and access out to the garden. Recently fitted, modern, stylish high gloss kitchen with contemporary worksurfaces. One and a half bowl stainless steel sink with mixer tap and integrated electric oven, halogen hob and extractor fan over. Contrasting, metro style tiling to splashbacks with neutral decor to remainder and practical, modern, light grey flooring. Space for a washing machine and housing for an American style fridge freezer. Inset spotlighting and access down to the useful cellar. Ample space for table and chairs.



FIRST FLOOR

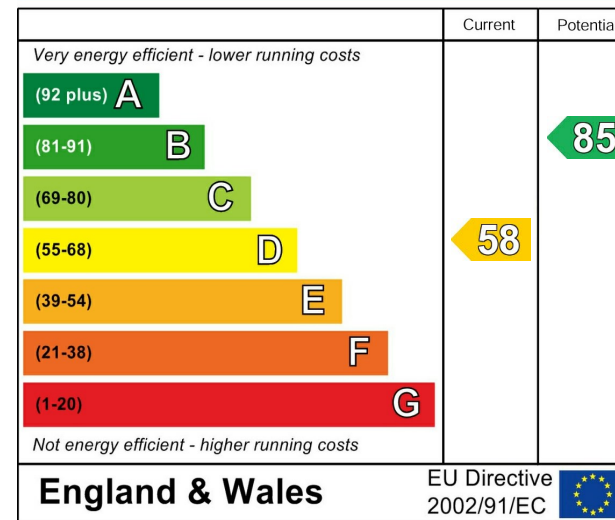
LANDING
Stairs to second floor and with doors to ...

BEDROOM ONE
13'3" x 12'3"
A good size Master bedroom at the front of the house with pleasant outlook, dark grey carpet and neutral decor.

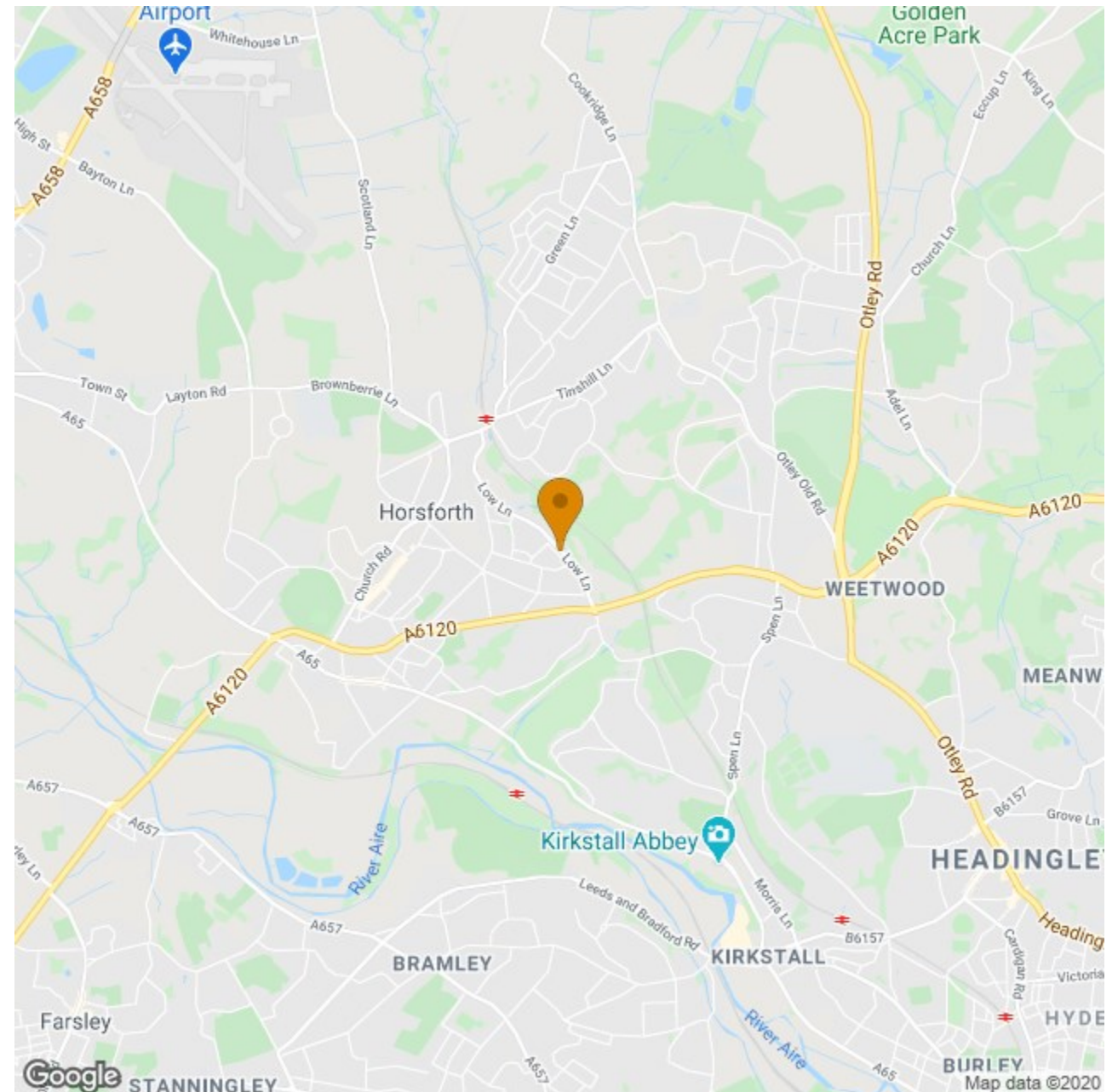
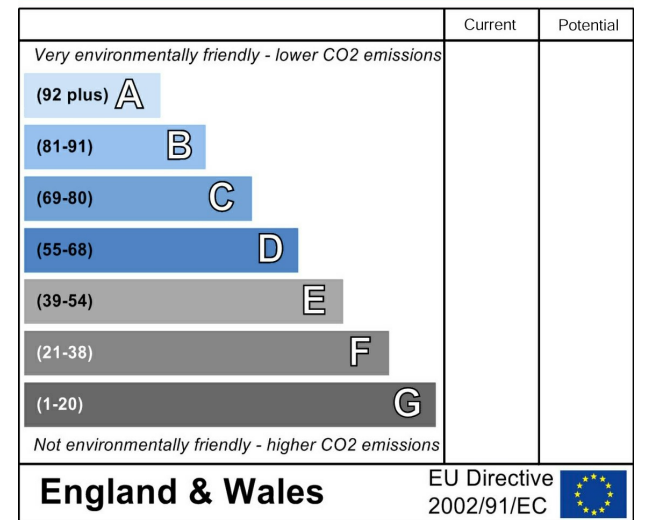


BEDROOM TWO
8'5" x 9'8"
A double bedroom at the rear of the house with pleasant garden and long distance views! Lots of natural light from the large window, dark grey carpet and neutral decor theme. Ideal working from home office or nursery maybe.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



BATHROOM
9'7" x 4'4"

A modern, stylish white house bathroom, recently fitted with a bath, dual head thermostatic shower over, glazed screen, WC and rectangular basin set into useful vanity storage unit. Grey splashbacks to wet areas and light grey wood effect flooring. Tall heated towel rail and window to the rear elevation. Extractor fan.



BEDROOM FOUR
12'3" x 13'3"

Another good size double bedroom at the top of the house with pleasant outlook to the front, dark grey carpet and neutral decor scheme.



SECOND FLOOR
With doors to ...

BEDROOM THREE
12'7" x 13'2"

A good size double bedroom at the rear of the house with large window, lots of natural light and those lovely long distance views! Dark grey carpet and neutral decor theme. Door to ...



OUTSIDE

A paved path and steps lead up to the front door and there is a slate gravelled area along with on street parking. There is an enclosed paved area to the rear and on street parking.



ENSUITE SHOWER ROOM
3'4" x 6'8"

Again, newly fitted with modern, stylish white suite incorporating a shower enclosure with thermostatic mixer shower, rainfall style showerhead, glazed screen, WC and basin with mixer tap set into vanity storage unit. Neutral decor theme and same pale grey flooring as house bathroom. Tall heated towel rail.



BROCHURE DETAILS

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

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