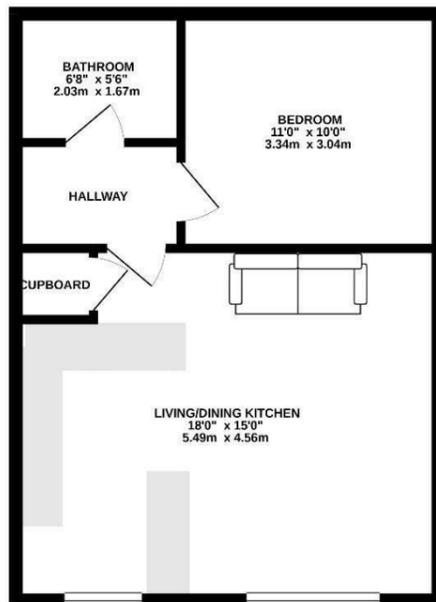


HARDISTY AND CO

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, walls and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such by any prospective purchaser. The contents, fixtures and appliances shown here are not intended and no guarantee is given as to their operability or efficiency can be given.
Horsley and Morgan, 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.

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HARDISTY AND CO



69, Bachelor Lane
Horsforth

£145,000

1 BEDROOM APARTMENT

hardistyandco.com

INTRODUCTION

A fabulous, spacious apartment with stunning distant views, offered for sale with no upward chain. Located on the first floor of this bespoke, converted Ebenezer Chapel, a handsome stone built residence which dates back to the 1800s. Retaining some of the lovely period features/charm, but also completely refurbished to create an enviable, contemporary pad which is suited to a variety of buyers. Nothing to do here but pick up the keys and move in. With communal entrance, fantastic open-plan living/dining/kitchen, with stunning flooring, feature fireplace and two large arched windows, the kitchen has an excellent presentation, with contemporary cabinetry/drawers and work-surfaces, sleek modern lines and integrated appliances. A large double bedroom with floor to ceiling wardrobes and a stylish bathroom with 'L' shaped shower/bath and all the 'mod cons'. The high ceilings throughout add to the feeling of space. Located on Bachelor Lane, which is so handy, literally a stone's throw from the hustle and bustle of Town Street with it's vibrant amenities/shops, trendy eateries, cafe bars etc. The local train station is only a brisk walk away. There is parking space and visitors parking too.

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
AAT NAV POST CODE: LS18 5NF.

ACCOMMODATION

TO THE GROUND FLOOR

Timber and glazed communal entrance door to ..

LOBBY

With stairs leading to the first floor.

PRIVATE ENTRANCE

Leading into...

LIVING/DINING/KITCHEN



15'0" x 18'0"

Wow, such a fantastic space, flooded with natural light through the two feature arched windows, which also showcase the superb distant view. Beautiful oak flooring runs through the living/dining areas, where there is plenty of space to add large comfy sofas, a dining table and chairs etc. Neutral decor theme, television aerial point. Feature fireplace to chimney breast with inset fire.

KITCHEN AREA



Although the kitchen is open to the living/dining space, this is a well designated area, fitted with an excellent range of sleek gloss finish cabinetry and drawers, providing

excellent prep/storage space. Quality work-surfaces with inset composite sink and mono-bloc mixer tap, designed to form breakfast bar areas and defining the kitchen, three low hanging ceiling pendants over, very smart. Integrated oven, ceramic hob and extractor over. Integrated fridge, freezer and washer/dryer. Metro style tiled splashbacks and modern tiled floor. Inset ceiling spotlights. A beautifully presented contemporary kitchen.

BEDROOM



10'0" x 11'0"

A most spacious bedroom with high ceiling and neutral decor theme. Floor to ceiling wardrobes with sliding doors provide excellent hanging and storage space. Large feature window letting the light flood in.

BATHROOM



6'8" x 5'6"

A delightful contemporary bathroom fitted with a 'L' shaped bath with 'Rainfall' shower

over and thermostatic control, glazed shower screen. Shaped pedestal wash hand basin with chrome mixer tap and a matching W.C, with concealed cistern and flush. Handsome wall and floor tiling with contrasting detail. Shaver point. Illuminated recess for vanity mirror. Chrome heated towel rail. Ceramic flooring with underfloor heating.

TO THE OUTSIDE

LEASEHOLD

The vendor informs us that the property is leasehold with 125 years remaining on the lease. We understand the ground rent is £250 per annum and the share of buildings insurance is currently £315 per annum. We understand no fixed sum is paid as a maintenance charge for the property however if the building requires any elements of repair the work is agreed and the cost divided by the 6 occupants of the building.

BROCHURE DETAILS

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

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.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	79
68	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
	83
69	
EU Directive 2002/91/EC	