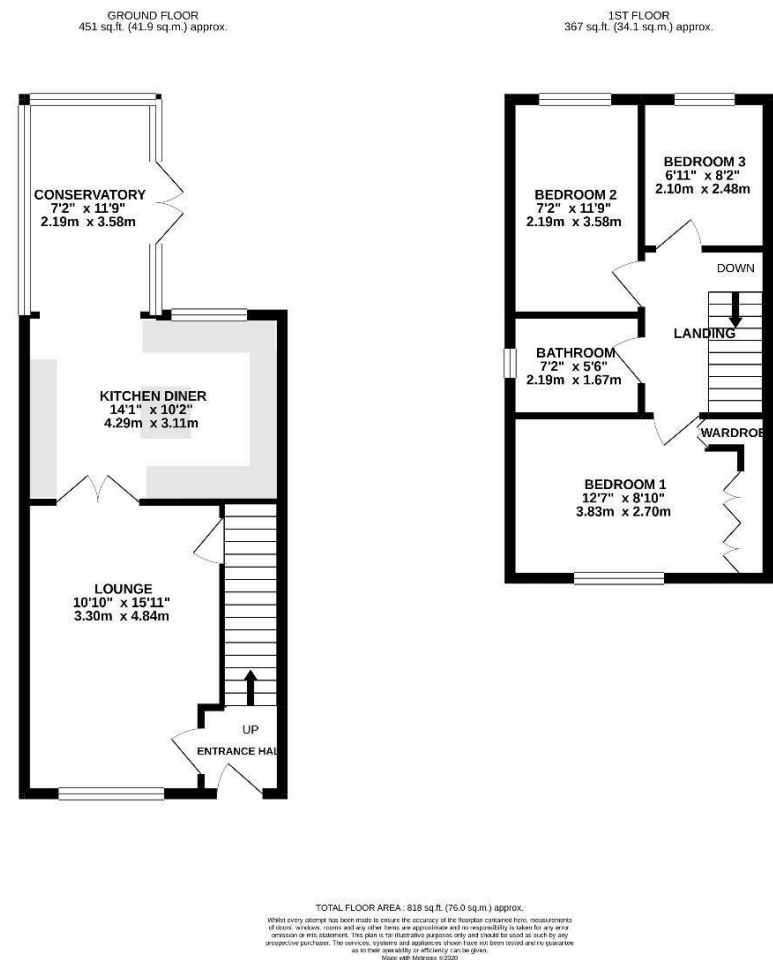


HARDISTY AND CO



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



Abbeydale Grove
Kirkstall

£275,000

3 BEDROOM HOUSE - DETACHED

hardistyandco.com

INTRODUCTION
Finished to a high standard throughout and sitting in a good sized plot that allows further development if desired, (subject to planning), is this beautiful, detached home. Ready to move straight into. With excellent transport links into the city nearby, sought after amenities and Kirkstall Abbey. Comprising entrance hallway, lounge with feature fireplace. Open plan kitchen-diner, ideal for parties and entertaining. Open to the conservatory which a true all year round room. To the first floor are two good sized bedrooms, a single bedroom and modern house bathroom. Detached garage, off street parking and good sized enclosed garden.

LOCATION
Situating in a popular residential area of Kirkstall with easy access to the City Centres of both Leeds & Bradford. The A65 is close by and connects to major links and the motorway network. Kirkstall Abbey and the refurbished museum are only a short distance from the property and provides pleasant walks and family days out. The new train station at Kirkstall Forge is perfect for hassle free travel! The Savins Mill Way shopping complex is on hand, providing a Morrisons Superstore with garden centre, Boots and further shops as well. The new Kirkstall Bridge Shopping Centre has been completed recently and offers a gym and an array of shops. Further along the A65 you can find the Kirkstall Warner Village with a wide selection of leisure facilities including gyms, bowling alley, cinema, and various restaurants. The neighbouring village of Horsforth is only a short car ride or a short bus journey away and also offers a good selection of shops, pubs and restaurants. Leeds - Bradford Airport, again only a short drive away but the property is close to the dedicated airport bus service that runs from the city centre. Vibrant Headingley is a walk away where you can enjoy extensive bars, eateries, shops and restaurants, along with the Headingley Stadium where international cricket and rugby can be enjoyed.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS5 3RE.

ACCOMMODATION

TO THE GROUND FLOOR
Composite entrance door leading into...

ENTRANCE VESTIBULE
Providing a lovely welcome to this home. Ceramic tiled floor for a practical finish. Staircase to the first floor. Door into...

LOUNGE



15'11" x 10'10" (max)
With a lovely fresh and clean finish and a wall mounted electric fire currently for display purposes. Useful under-stairs store. Double doors to...

KITCHEN-DINER



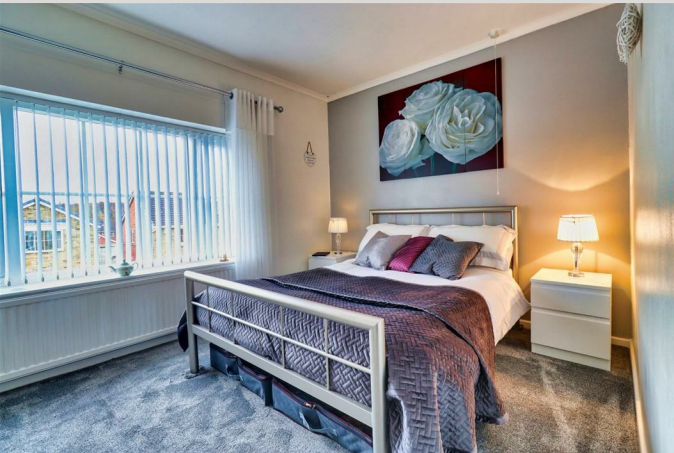
14'1" x 10'2"
Fitted with a good range of sleek gloss finish wall, base and drawer units with luxurious granite work-surfaces over. Kitchen island unit extending to form a breakfast bar, with inset induction hob, inset stainless steel sink, side drainer and modern mixer tap. Integrated dishwasher, fridge/freezer and washing machine. Ceramic tiled floor. Opens into...

CONSERVATORY
11'9" x 7'2"
A true all year round room with ceramic tiled floor. French doors opening into the garden.

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

LANDING
With useful fitted storage. Access hatch into the loft. Door into...

BEDROOM ONE



14'1" x 8'10"
With quality fitted wardrobes providing good hanging and storage space. The window provides a pleasant outlook.

BEDROOM TWO



11'4" x 7'7"
A pleasant room overlooking the rear garden.

BEDROOM THREE
8'2" x 6'3"
A generous single room or work from home office etc.

BATHROOM



7'4" x 5'6"
Fitted with a modern white three piece suite comprising panel bath with thermostatic shower valve over, W.C and a wash hand basin. Ceramic tiles to wet areas, ceramic tiled floor. Chrome heated towel rail. Window aiding natural light and ventilation.

TO THE OUTSIDE



At the front of the property there is a garage with parking space in front. The rear garden offers a lawn for play, pets etc and a paved patio for relaxing or entertaining.

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