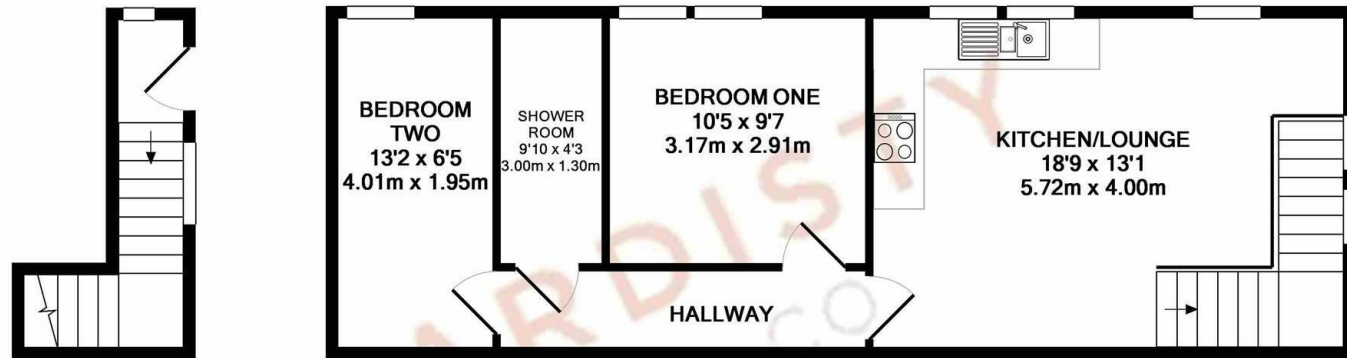


HARDISTY AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 52 SQ.FT.
(4.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 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 ©2018

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



Park House Mews, Broadway

£155,000

Horsforth

2 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION

Such a prime Horsforth location and ready to move straight into!! A perfect first home a walk away from Horsforth's excellent amenities, schools, Hall Park and the train station! There are great bus/road links too along with allocated and visitor parking. This modern, stylish, two double bedroom first floor apartment must be viewed at your earliest convenience to ensure that you do not miss out! Comprises, to the ground floor, staircase up to the first floor, inner hallway giving access to a fabulous, open living/dining kitchen space with dual aspect windows allowing natural light to flood the room. There's ample sofa and dining space and a high gloss fitted kitchen with integrated electric oven, hob and extractor fan over. Two good size double bedrooms and a generous, luxury shower room complete the accommodation.

LOCATION

This location is essential for those with busy and hectic lifestyles, wanting to live in a popular and convenient location! The property sits just off the Ring Road (A6120). New Road Side (A65) is also close by thus making commuting easy. Both provide major links to Leeds and Bradford and the motorway networks. There are many facilities on offer in Horsforth including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is vast catering for all tastes and age groups and, from this property, are within easy walking distance. Across the other side of the village is the Horsforth train station offering services to Leeds & Harrogate. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS18 4RF.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Useful coat and shoe storage space. Boiler is housed here. Stairs up to the ...

FIRST FLOOR

PRIVATE ENTRANCE

Private entrance with door into....

HALLWAY

With doors to ...

LOUNGE/DINING AREA



13'8 x 18'9

Fantastic open plan living space with modern, neutral decor throughout and wood effect floor covering. Space for table and chairs and sofa. Dual aspect to the front and side elevations, flooding the room with natural light!

KITCHEN AREA



Modern fitted kitchen with a range of grey high gloss wall, drawer and base units, with complementary work surfaces. Integrated stainless steel electric oven with four ring gas hob and extractor over. Mosaic ceramic tiling to hob and splashbacks with neutral theme to remainder. Stainless steel sink and drainer with swan neck mixer tap. Plumbing for a washing machine and dishwasher.

BEDROOM ONE



10'5" x 9'7"

A comfortable double bedroom at the front with pleasant outlook and neutral decor theme.

BEDROOM TWO



13'2" x 6'5"

Another double bedroom with neutral themes.

SHOWER ROOM



9'10" x 4'3"

A modern, contemporary shower room incorporating a good size, shower enclosure with thermostatic shower,

sliding glazed door, extractor fan, pedestal basin with mixer tap and WC. Tiled floor and modern tiling to wet areas. Heated towel rail and shaver point.

OUTSIDE

There is an allocated parking space.

BROCHURE DETAILS

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

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.

PHOTOGRAPHIC IMAGES

The photographic images used within the marketing of this property were taken prior to the property being LET, so therefore the actual presentation may vary slightly.

LEASEHOLD & RELATED CHARGES

We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.

Length of Lease years - with remaining as of - Ground Rent £300.00 P.A and Maintenance charge of £280.00 PA.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

