HARDISTY
AND CO

TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.3 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
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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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The Property Ombudsman

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HARDISTY
AND CO

Well Street

Farsley

£115,000

1 BEDROOM APARTMENT

hardistyandco.com

INTRODUCTION

Superb first floor apartment with secure intercom access and private entrance/external access. Situated in this most central, increasingly popular Farsley location, a stroll away from amenities and with great transport links to both Leeds and Bradford centres, with New Pudsey train station on your doorstep. Neutral decor themes throughout as well as exposed beams and electric heating. Comprises, large open-plan lounge/dining/kitchen with velux and a further window to the front elevation - the kitchen has a range of modern units and integrated electric oven, halogen hob and extractor fan over, inset spotlighting. Ample space for table and chairs and good sized comfy sofa, perfect for entertaining. The double bedroom has a pleasant outlook to the rear elevation and space for a double bed. The bathroom is tiled to wet areas, has a modern suite including a shower over the bath, WC and wash hand basin - there is a heated towel rail and extractor fan. Ready to move into - not to be missed! EPC D.

LOCATION

Farsley is a small but increasingly popular Village from which commuting is straightforward, either by private or public transport. The A6120 and A647 are both on hand and provide major links to the motorway networks. Just a short distance away is the popular Owlcotes Centre at Pudsey offering a Marks & Spencer store, Asda superstore, and there is a train station adjacent. In addition, the bus services are frequent from the village, getting you into Leeds & Bradford City centres. There is a good selection of shops, pubs and eateries in Farsley and schools are also popular. The neighbouring villages of Pudsey and Horsforth are only a short distance away and also offer a comprehensive range of facilities.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout and turn left into the Ring Road (A6120). Continue along the A6120 and at the roundabout take the third exit onto Ring Road, Farsley (A6120). Turn left onto Calverley Lane (B6156) and continue for half a mile when you will the enter Town Street. The property can be identified by our For Sale board. Post Code LS28 5HX.

ACCOMMODATION

TO THE GROUND FLOOR

Internal and external doors with staircase up to....

FIRST FLOOR

With doors to.....

LOUNGE/DINING/KITCHEN

22'9" x 10'10"

A fabulous, open-plan living space with a modern presentation and exposed beams adding a period feature. Light and airy with a velux window, also window to the front elevation and recessed spotlighting. The kitchen is fitted with a range of wall, base and drawer units with complementary work-surfaces. Inset stainless steel sink, side drainer and mixer tap. Integrated electric oven, hob and extractor fan over. Space/plumbed for a washing machine. Modern neutral decor theme, solid wood flooring and ample space for comfy sofa, table and chairs. Door to ...

BEDROOM

14'4" x 8'2"

A double bedroom with pleasant aspect to the rear elevation. Exposed beam and neutral decor theme. Solid wood flooring.

BATHROOM

8'6" x 4'5"

A good sized bathroom with neutral decor, tiling to wet areas and to the floor. Wash hand basin with mixer tap, WC and bath with shower over. Velux window aiding natural light and ventilation. Exposed beam, heated towel rail and extractor fan.

PEPPERCORN LEASE

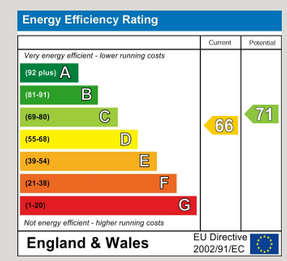
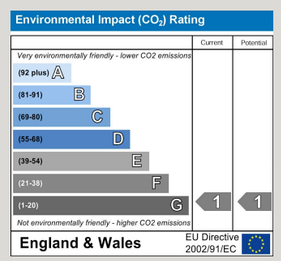
As with a vast majority of properties in the Calverley and surrounding areas a 'peppercorn' lease exists whereby in many cases a long lease of 999 years was granted when the property was built. Usually a small annual fee is payable in the form of a Peppercorn Ground Rent. Usually, no service charge is payable. As we are not leasehold specialists, clarification regarding lease terms, length and any associated charges should be sought via legal advice. We would however advise that this is very common place and normal in this area and not something that we have seen affects value or future sale ability.

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.