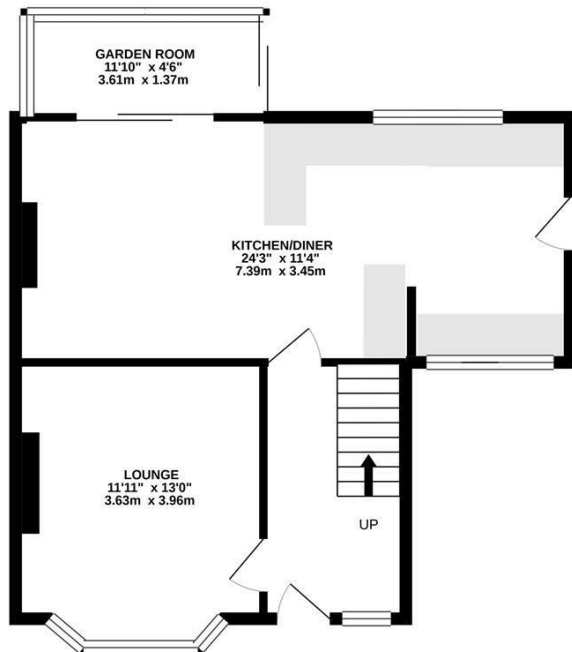
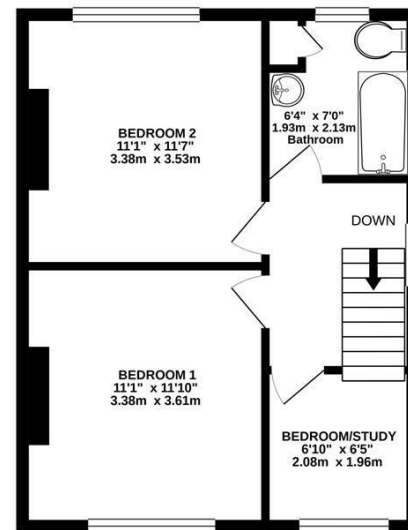


HARDISTY AND CO

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 ©2021.

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.

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HARDISTY AND CO



Broadgate Walk

Horsforth LS18 4HB

£995 PCM

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

AVAILABLE 22ND FEBRUARY | UNFURNISHED | DEPOSITS APPLY | Sitting on such a good size plot with LARGE GARDEN to the rear, paved area for PARKING to the front & a DETACHED GARAGE. WELL PRESENTED & SPACIOUS THREE bed., semi det., family home sited in this PRIME Horsforth loc., close to amenities, HIGHLY REGARDED SCHOOLS, the TRAIN ST., & with great road/bus links. Briefly, entrance hall, good size lounge, fabulous DINING KIT., to rear, UTILITY, GARDEN ROOM, TWO DOUBLE beds., single/currently STUDY & modern white house bathroom. EPC - D SORRY NO PETS

INTRODUCTION

A modern and well presented three bedroom semi detached family home, sitting on a great size plot with good size, family garden to the rear, off street parking to the front and a detached garage. Sited in this much sought after Horsforth location, close to excellent amenities, highly regarded schools, the train station and with great bus/road links too! Comprises, to the ground floor, an entrance hall, good size, light and airy bay fronted lounge, fabulous, bright, open dining kitchen to the rear with dual aspect, sliding doors to the garden room and access out to the garden from the side. There is ample dining space including a breakfast bar and a modern, white fitted kitchen with integrated appliances. A useful utility space is just off the kitchen and the garden room is mainly glazed with lovely garden views and with access out to a paved seating area to the immediate rear. Upstairs are the three bedrooms, two of which are double rooms, a single/child's room currently used as a study and a modern, fully tiled house bathroom.

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 4HB.

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. 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. SORRY NO PETS.

ACCOMMODATION

GROUND FLOOR

UPVC double glazed door to ...

ENTRANCE HALL

With neutral decor theme and carpet, staircase up to the first floor and doors to ...

LOUNGE



13'8" x 11'5" (max)

A good size, light and airy bay fronted reception room with pleasant outlook to the front and feature fireplace. Neutral decor and carpet.

DINING KITCHEN



17'8" x 11'4"

Wow! A fabulous, bright, open family space at the rear of the house with dual aspect to the front and rear elevations, sliding patio doors through to the garden room and access out to the side. Modern and stylish finish with ample dining space and a Shaker style cream fitted kitchen providing ample storage space along with laminate worksurfaces. Modern, light flooring, recessed spotlighting and light pastel decor theme. Three quarter size cooker with integrated cooker hood over, stainless steel splashback to hob, integrated dishwasher and full size fridge freezer. Ceramic sink with mixer tap. Useful breakfast bar for a quick coffee or light lunch and alcoves to one wall.

UTILITY

10'7" x 6'7"

A really useful, practical space, just off the kitchen with plumbing for a washing machine, continuation of the units and worksurfaces as the kitchen, stainless steel sink and side drainer with mixer tap and tall central heating radiator.

GARDEN ROOM



11'10" x 4'10"

A lovely addition, mostly glazed with pleasant views over the garden and sliding patio doors out to the garden.

FIRST FLOOR

LANDING

Again, lovely and light with a window to the side, with doors to ...

BEDROOM ONE



11'1" x 11'10"

A good size double bedroom, flooded with natural light from the window and with pleasant outlook over the garden and beyond. Neutral decor theme and carpet.

BEDROOM TWO



11'1" x 11'7"

Another double bedroom at the front of the house with neutral decor and carpet. Pleasant views down the cul-de-sac.

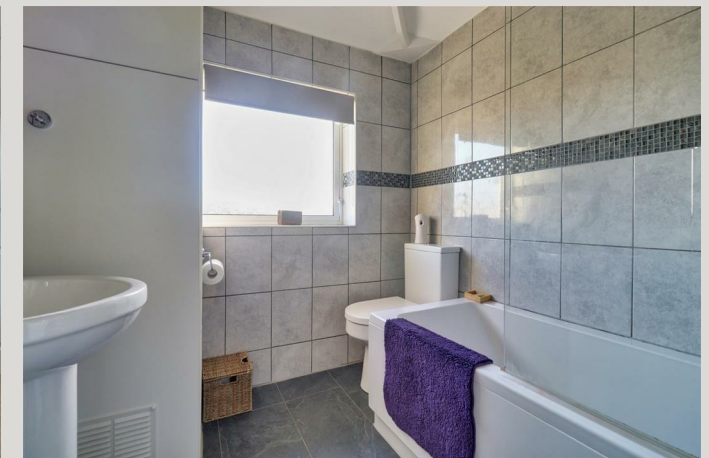
BEDROOM THREE



6'10" x 6'5"

Currently used as a work from home office with neutral decor and light carpet. Window to the front elevation. Ideal child's room/nursery if required.

BATHROOM



6'4" x 7'0"

A modern, sleek house bathroom, fully tiled in large ceramics to walls and floor with mosaic style border and incorporating a white suite with a bath, thermostatic shower over with waterfall style head, WC and wash hand basin. Ladder central heating radiator and window to the rear elevation. Fitted storage cupboard.

OUTSIDE



The property sits on such a good size plot! The rear garden has a lawn, paved areas, raised beds, paved seating area accessed from the garden room & a pond! There is a paved area to the front providing off street parking and leading to a detached garage with power and light.

BROCHURE DETAILS

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

Energy Efficiency Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	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			
England & Wales		EU Directive 2002/91/EC	

