

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. 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



Low Lane
Horsforth LS18 5QL

£400 PCM
1 BEDROOM ROOM TO RENT

hardistyandco.com

AVAILABLE NOW | FURNISHED | DEPOSITS APPLY | ONE DOUBLE bed., HOUSE SHARE - at the top of the house so great PRIVACY & QUIET! Shared ENSUITE facilities, communal LOUNGE, DINING KIT., & BATHROOM. Close to amenities, MINUTES AWAY from the TRAIN ST., & great road/bus links! WELL PRESENTED & SPACIOUS, 2nd flr room in this most convenient Horsforth location. Enclosed paved area to the rear. ALL BILLS INCLUDED. EPC - E

INTRODUCTION
| AVAILABLE NOW | FURNISHED | DEPOSITS APPLY | Good size double bedroom, on the second floor (top of the house) with shared ensuite shower room, communal lounge, dining kitchen and bathroom and with a paved outside space to the rear. There are three further rooms rented out and the property is well presented and spacious with a large, light and airy lounge to the front, modern fitted dining kitchen to the rear with access out to the garden and modern white house bathroom to the first floor. There is useful cellar space too. Sited minutes away from the train station and with great amenities on hand along with excellent bus/road links. All bills included, will not be around for long!

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 5QL.

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. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month. 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.

GROUND FLOOR
uPVC double glazed entrance door with transom over to ...

ENTRANCE VESTIBULE
With door to ...

LOUNGE



15'2" x 13'3"
Such a good size, light and airy reception room with large window to the front elevation, feature fireplace with cast iron insert and ceramic hearth and stripped and stained floorboards. Neutral decor theme.

INNER HALLWAY
With staircase up to the first floor, neutral decor theme and access to ...

DINING KITCHEN



13'3" x 12'6"
Another good size space at the rear of the house with pleasant outlook over the garden and access out to the garden. Modern fitted kitchen providing ample storage and worktop space. Fridge freezer, washing machine, free standing cooker and dishwasher. Modern flooring, neutral decor theme and a stainless steel sink and side drainer with mixer tap. Space for table and chairs.

LOWER GROUND FLOOR

CELLARS
12'6" x 13'5"
Providing useful storage space with window.

FIRST FLOOR
With door to ...

LANDING
With stairs up to the ...

BATHROOM



10'3" x 4'2"
Such a good size with white suite incorporating

an electric shower over the bath, WC and traditional wash hand basin. Neutral decor theme with white tiling and contrasting black border to wet areas. Modern flooring and window to the rear elevation. Useful fitted storage.

SECOND FLOOR

BEDROOM THREE



A really good size double bedroom at the top of the house, so lovely and quiet and private! Flooded with natural light from the large window to the front and with neutral decor theme and blue carpet. Double bed, bedside table, wicker chair & study desk. PLEASE NOTE FLOORING SHALL BE CHANGED TO LAMINATE. Door to ...

SHARED ENSUITE SHOWER ROOM
12'0" x 2'8"
Shared with bedroom four, a Jack 'n' Jill ensuite shower room with walk in shower, WC and wash hand basin with Lino flooring.

OUTSIDE
There is an enclosed rear garden area which provides a space to sit out.

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		