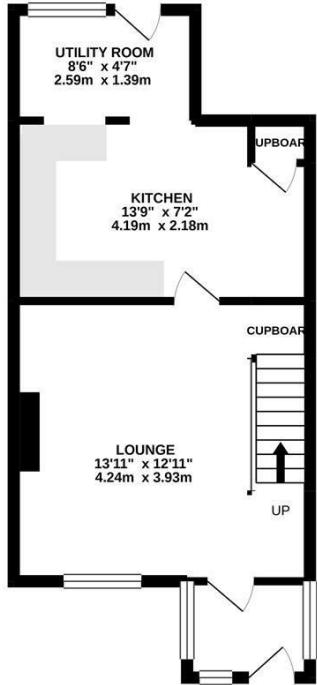
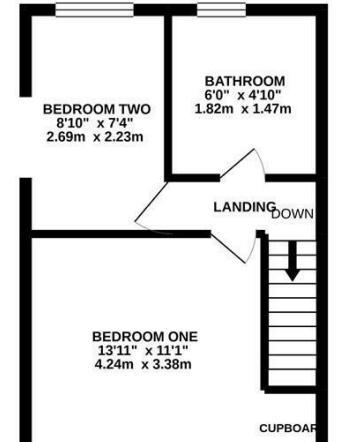


HARDISTY AND CO

GROUND FLOOR
385 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate 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.

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



Rose Terrace
Horsforth LS18 4QA

£825 PCM

**2 BEDROOM HOUSE -
TERRACED**

hardistyandco.com

AVAILABLE MID MARCH | UNFURNISHED | DEPOSITS APPLY | TWO bedroomed RECENTLY REDECORATED & RECARPETED STONE COTTAGE situated in this MOST SOUGHT AFTER location, off New Road Side, close to all amenities, the TRAIN STATION, SCHOOLS & transport links. NEWLY FITTED KITCHEN AND BATHROOM, GREAT SIZE lounge,, useful REAR PORCH, Master bedroom with FITTED ROBES, house bathroom and PAVED yard to the rear, with lovely SUNNY ASPECT! EARLY VIEWING ESSENTIAL! EPC - D - VIRGIN AVAILABLE. ONLY 12 MONTH AGREEMENTS

INTRODUCTION

A lovely two bedroomed, freshly redecorated & recarpeted stone cottage is situated in this most sought after Horsforth location, just off New Road Side, a walk away from all amenities, schools, the train station and with easy access to Leeds, Bradford, Harrogate and York. Having good size lounge with feature fireplace, kitchen diner with a modern range of fitted units, integrated electric oven and four point electric hob and plenty of room for a dining table. A door leads to the rear porch, which is a really useful space with a washing machine and dishwasher. A door leads out to the rear paved yard. The master bedroom is also a good size with plenty of storage space/wardrobes and there is a modern, three piece white house bathroom. Outside is the paved area to the rear which has a lovely sunny aspect! Early viewing essential!!

LOCATION

The location is ideal for those with busy lifestyles. The property sits between the A6120 Ring Road and A65 New Road Side making commuting very easy indeed and both provide major links to the motorway networks. Public transport links are frequent to Leeds City Centre and surrounding villages. Leeds and Bradford Airport is only a short drive away and the train station again only a short distance away, offers services to Leeds, Harrogate and York. Horsforth itself offers a vast range of restaurants, bars and shops to suit all tastes and ages, and most are within easy walking distance.

HOW TO FIND THE PROPERTY

From our office on New Road Side (A65) proceed towards Horsforth roundabout for a short distance, and turn right into Rose Terrace. The property can be identified by our 'To Let' sign. Postcode LS18 4QA

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..

ACCOMMODATION

GROUND FLOOR
UPVC entrance door to ...

ENTRANCE PORCH

With uPVC double glazed windows to the side elevations and timber and glazed door to ...

LOUNGE



13'11" x 12'11"

Good size room with modern neutral decor scheme & new carpets, feature marble fireplace with inset gas fire, central heating radiator and uPVC double glazed window to the front elevation.

KITCHEN DINER



13'9" x 7'2"

New kitchen suite freshly fitted, dark laminate worktop, integrated oven with electric four-point hob & white tile splashback, modern kitchen sink with draining board. Useful dining space with integrate cupboard.

UTILITY AREA



8'6" x 4'7"

Good space with washing machine, central heating radiator and dishwasher. Door to rear yard.

FIRST FLOOR

BEDROOM ONE



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

Great sized, freshly recarpeted double bedroom with excellent storage. Modern, neutral decor scheme, central heating radiator and uPVC double glazed window to the front elevation with new blinds.

BEDROOM TWO

8'10" x 7'4" (max)

Single room with fresh carpet, central heating radiator and uPVC double glazed window to the rear elevation with new blinds.

BATHROOM



6'0" x 4'10"

Newly installed bathroom suite consisting of a new bath with mains shower, wash basin, vanity mirror, toilet and blinds. Tiled walls throughout with heated towel rail & newly added shower door.

OUTSIDE



There is a yard to the rear which has a lovely sunny aspect. New shed included for tenants use.

BROCHURE DETAILS

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

MANAGED BY LANDLORD

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	EU Directive 2002/91/EC

Energy Efficiency Rating		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	EU Directive 2002/91/EC