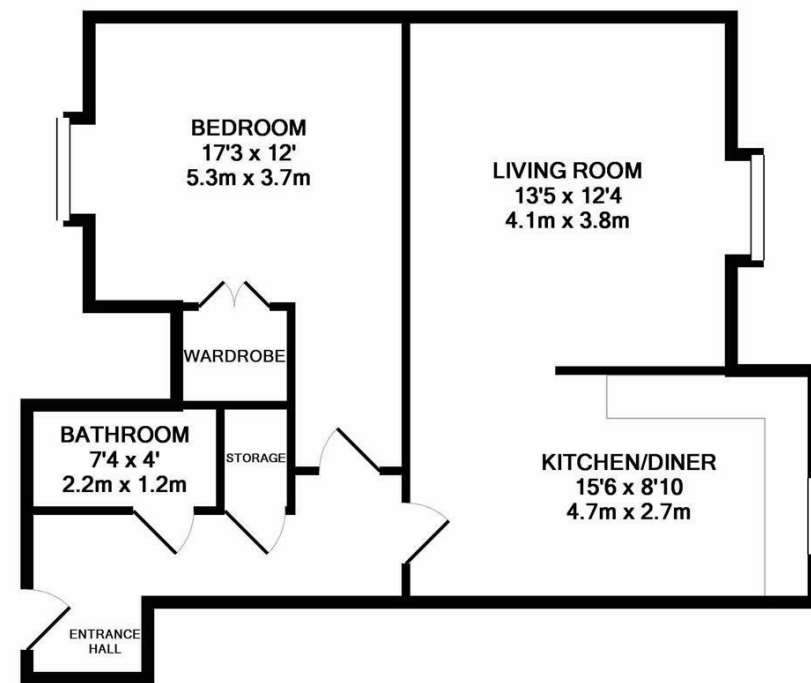


HARDISTY

AND CO



TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 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 ©2019

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



Georgian Square
Rodley

£110,000

1 BEDROOM FLAT/APARTMENT

hardistyandco.com

INTRODUCTION
We are delighted to offer for sale, this purpose built and spacious, one bedroom apartment, offering modern and contemporary living space and being in the heart of Rodley, close to all local amenities, transport links to Leeds and Bradford city centres and the train station at Horsforth. The accommodation comprises of a good size dining kitchen with a modern range of fitted units and integrated electric oven, four point gas hob and fridge/freezer, nice size lounge, excellent size double bedroom with contemporary decor to one wall and a modern, well designed bathroom with three piece suite in white. Outside there is one allocated parking space as well as ample visitor parking. An enclosed private yard is for residence use from the apartment and a very generous communal ground to the front is share by all the houses and apartments and has become a great area for relaxing, events and parties.

LOCATION
The increasingly sought after village of Rodley is extremely popular with professionals, first time buyers and families alike and is easily accessed from the Ring Road (A6120). The canal, Millennium Trail and Rodley Nature Reserve can be found close by and offer a range of beautiful places where you can walk or enjoy water-side activities. Commuting to the business centres of Leeds & Bradford is easy either by private or public transport. Just a short car ride away is the popular Owlcotes Centre at Pudsey offering an M & S store, Asda and New Pudsey train station. Rodley 'village' offers a selection of shops, restaurants, cafes and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants, public houses and eateries. A few miles away in Apperley Bridge a new train station has recently opened getting you into Leeds in ten minutes.

HOW TO FIND THE PROPERTY
From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Turn left onto the A6120. Continue to follow the A6120. At the roundabout take the 2nd exit on to Wycliffe Road. Wycliffe Road turns left and becomes Yewdall Road. Turn right onto Oaklands Road and the property can be found on the left hand side and identified by our For Sale board. Post Code - LS13 1PZ.

ACCOMMODATION

TO THE GROUND FLOOR
Timber framed entrance door into...
HALLWAY
The wood effect flooring is a smart and practical finish to the hall. A fitted cupboard provides useful storage space and also houses the boiler. Access hatch into the loft. Door into...

KITCHEN-DINER



15'6" x 8'10"
With plenty of space in which you can entertain your guests, cook dinner etc. Fitted with wall, base and drawer units providing useful storage space. Contemporary work-surfaces over, inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiled splash-backs. Integrated electric cooker, gas hob and cooker hood over. Integrated full sized fridge/freezer and a washing machine. Wood effect flooring. Window placed over the sink. Opens into...

LOUNGE



13'7" x 12'4" (max)
Such a pleasant room where you can enjoy relaxing, watching TV etc. Dormer window. Wood effect flooring. Media point. Just add a comfy sofa, coffee table etc.

BEDROOM ONE



17'3" x 12'0" (max)
Such a fabulous sized bedroom with fitted wardrobes in which you can store clothes, shoes etc. Feature wallpaper. Dormer window.

BATHROOM



7'4" x 4'0"
Fitted with a three piece suite comprising panel bath with thermostatic shower control over and a bi-fold screen, W.C and a wash hand basin. Tiled to a majority of areas with paint finish to the remainder. Extractor fan.

TO THE OUTSIDE



There is a shared communal outside area where you can sit and relax or hang out the washing.

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.
Lease with 113 years remaining as of 2019 - Ground Rent £300.P.A and Maintenance charge of £816.P.A. £120.60.P.A for up-keep of the square.
Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

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.

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	