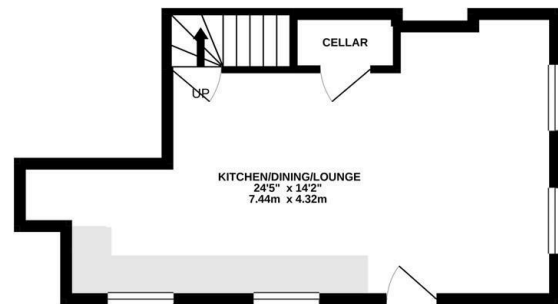
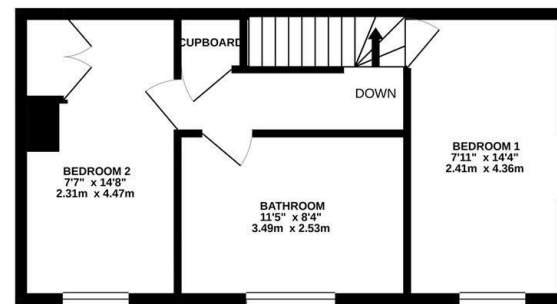


# HARDISTY AND CO

GROUND FLOOR  
314 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Horsforth  
horsforth@hardistyandco.com  
0113 2390012

Guisley  
guiseley@hardistyandco.com  
01943 870970

Otley  
otley@hardistyandco.com  
01943 468999



hardistyandco.com

# HARDISTY AND CO



New Road Side  
Horsforth LS18 4DR

£745 PCM  
2 BEDROOM HOUSE - END  
TERRACE

hardistyandco.com

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | Newly decorated, new carpets/flooring & new KITCHEN! This TWO DOUBLE bed., END STONE terrace is in this PRIME Horsforth location on New Road Side, WALK to excellent amenities, HIGHLY REGARDED SCHOOLS, Hall Park, the TRAIN ST., & with great bus/road links. Fabulous 24' LIVING/DINING KIT., to ground flr, access to CELLAR & 1st flr where there are the TWO DOUBLE beds., one with fitted storage & LARGE four piece house bathroom. Paved area to front with right of access & on street parking. EPC - D

**INTRODUCTION**

Location, location, location!! Sought after New Road Side with excellent amenities, highly regarded schools, Hall Park, the train station and great bus/road links right on your doorstep! Newly decorated, new carpets/floorings and new kitchen! This two double bedroom, end stone terrace, comprises, to the ground floor, a fabulous 24' living/dining kitchen with ample sofa and dining space and a modern, newly fitted kitchen with integrated electric oven, halogen hob, extractor fan over and microwave. Washing machine and tall fridge freezer also available. Dual aspect here so lots of natural light and with access down to the cellar and up to the first floor. The cellar provides useful storage space and upstairs are the two double rooms, one with dual aspect and one with fitted storage along with a large, four piece white house bathroom. There's a paved area to the front with right of access and on street parking.

**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 4DR.

**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.

**ACCOMMODATION**

The property has been re-decorated throughout along with new carpets/flooring and a newly fitted kitchen.

**GROUND FLOOR**  
uPVC double glazed entrance door to ...

**LIVING/DINING KITCHEN**



**24'4" x 14'2"**

A fabulous, open space with defined living and kitchen areas, ample space for sofas and dining furniture and with neutral decor theme. Grey carpet to living areas and dual aspect windows to the front and side elevations allowing natural light to flood the room. Modern fitted kitchen with integrated electric oven, halogen hob, extractor fan over and microwave. Washing machine and tall fridge freezer. Stainless steel sink and side drainer with mixer tap and neutral splashback tiling. Neutral decor theme and modern flooring. Fitted shelving and venetian blinds. Door to ...

**KITCHEN AREA**



**LOWER GROUND FLOOR**

**CELLAR**  
Providing useful storage space.

**FIRST FLOOR**  
Staircase accessed from the living/dining kitchen.

**LANDING**  
Continuation of the grey carpet and neutral decor scheme, fitted storage cupboard housing the boiler and with doors to ...

**BEDROOM ONE**



**14'3" x 7'10"**

A double bedroom, again lovely and light with dual aspect to the front and side elevations, neutral painted and new carpet.

**BEDROOM TWO**



**14'7" x 7'6"**

Another good size double to the front with fitted storage cupboard, newly decorated and new carpet.

**BATHROOM**



**11'5" x 8'3"**

Such a spacious bathroom! Incorporating a four piece suite with a bath, separate shower enclosure with thermostatic shower, WC and wash hand basin. Vanity mirror, modern flooring and neutral decor and splashback tiling. Window to the front elevation.

**OUTSIDE**

There is a paved area to the front with right of access and on street parking.

**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			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

