

HARDISTY AND CO

**Bateson Street
Greengates**

2 1 1

£219,950
Offers In The Region Of

hardistyandco.com

0113 239 0012

HARDISTY AND CO

Council Tax - B

RECENTLY FULLY RENOVATED & IMMACULATELY PRESENTED, TWO bed., STONE terrace, READY TO MOVE STRAIGHT INTO & sited in this QUIET CUL DE SAC position, yet still convenient for amenities, SCHOOLS, lovely canalside walks & bike rides & with great COMMUTER LINKS. Offering a buffer style garden to the front & an enclosed courtyard style garden to the rear, briefly comprises, good size, light and airy lounge with feature flooring & chimney breast, KITCHEN/DINER to the rear with newly fitted high gloss kitchen & access out to the rear courtyard, two good size beds., & newly fitted SHOWER ROOM to 1st flr. Just pick up the keys!! Will not be around for long so early viewing a must! EPC - C.



INTRODUCTION

Wow!! Ready to move straight into and such a high specification finish throughout! We have pleasure in offering onto the market this beautifully presented, fully renovated, two bedroom, stone terrace home. Lovely quiet cul de sac position yet close to amenities, schools, the Leeds Liverpool canal for those weekend walks and bike rides and with great commuter links. With useful cellar space, buffer style front garden and an enclosed courtyard style garden to the rear, early viewing of this one is a must! Comprises, lovely, bright and airy lounge with feature flooring, high ceiling, feature chimney breast and fitted shelving to both alcoves, a generous kitchen/diner to the rear with access out to the garden. newly fitted, high gloss kitchen with granite worksurfaces and Range cooker, good size Master bedroom at the front of the house with period cast iron fireplace, good size second bedroom to the rear overlooking the garden and a modern, stylish and recently fitted house shower room with large walk in shower, basin inset to vanity storage unit and WC. This

property has so much to offer in such a fabulous location! Not to be missed, call the office now on to arrange your viewing!

LOCATION

The property is located just off New Line/Harrogate Road with supermarkets, restaurants and pubs close by. Ideal for commuting between Leeds, Bradford & Harrogate with easy access to the Ring Road, A657 and A658 providing major links to the motorway networks. For the more travelled commuter the Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in Greengates, along with a train station providing excellent commuter links. The Marina and canal are a short distance away and provide a lovely space to unwind, cycle, run or walk with the family.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - BD10 0BE.

ACCOMMODATION

GROUND FLOOR

Timber and glazed entrance door with transom over to ...

LOUNGE

12'9" x 12'9"

A lovely, bright and airy reception room with feature flooring and panelling to walls. High ceiling and attractive chimney breast with built in shelving to alcoves. Impressive handscraped wood laminate flooring.

KITCHEN/DINER

12'9" x 12'5"

A modern, stylish and recent, high gloss fitted kitchen with granite worksurfaces, Range cooker, five point gas hob with feature blue glass splashback to hob and canopy over. Plumbing for a washing machine and space for a tall fridge freezer. Continuation of the feature flooring and pleasant outlook over the rear garden. Access out to the garden and up to the first floor. Space for dining and access down to the ...

LOWER GROUND FLOOR



CELLAR
13'0" x 5'0"
Provides useful storage space.

FIRST FLOOR

LANDING
With doors to ...

BEDROOM ONE
12'9" x 12'9"

A good size double bedroom, at the front of the house, nicely presented with feature cast iron fireplace and lovely high ceiling.

BEDROOM TWO
12'9" x 6'4"

A good size second bedroom, at the rear of the house with pleasant garden outlook, modern decor theme and high ceiling.

SHOWER ROOM
9'10" x 6'6"

Such a spacious shower room! Incorporates a large walk in shower, thermostatic shower/controls, inset basin to vanity storage

unit and WC. Fully tiled to walls and floor, modern and recently fitted with a window to the rear elevation.

OUTSIDE

There is a pleasant, enclosed garden to the rear mainly laid to original stone flags with fence borders - perfect for sitting out. Outside solar lighting to the rear and a buffer style garden to the front. Parking is on street.

BROCHURE DETAILS

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

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our

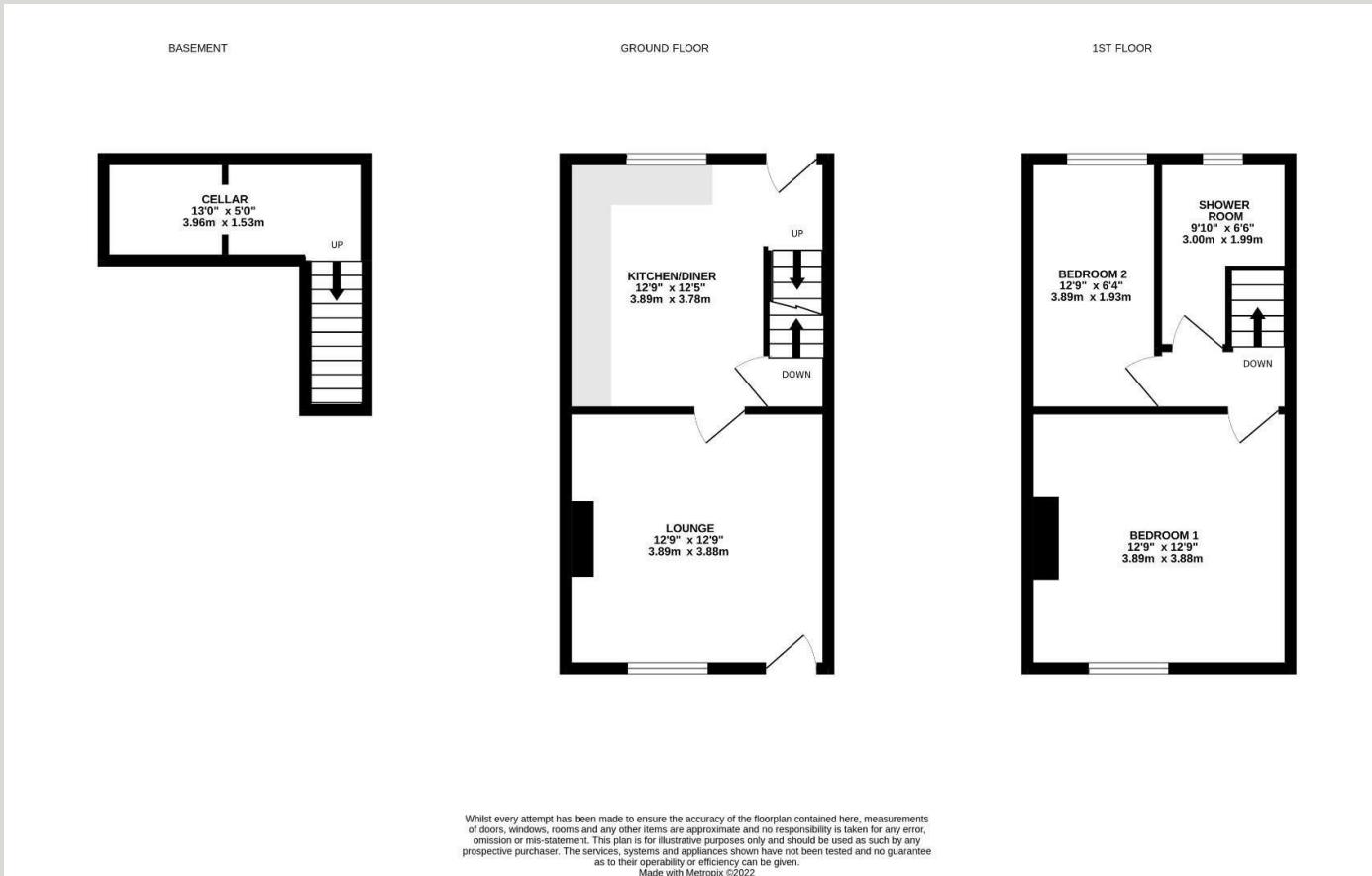
in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

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 option 3.



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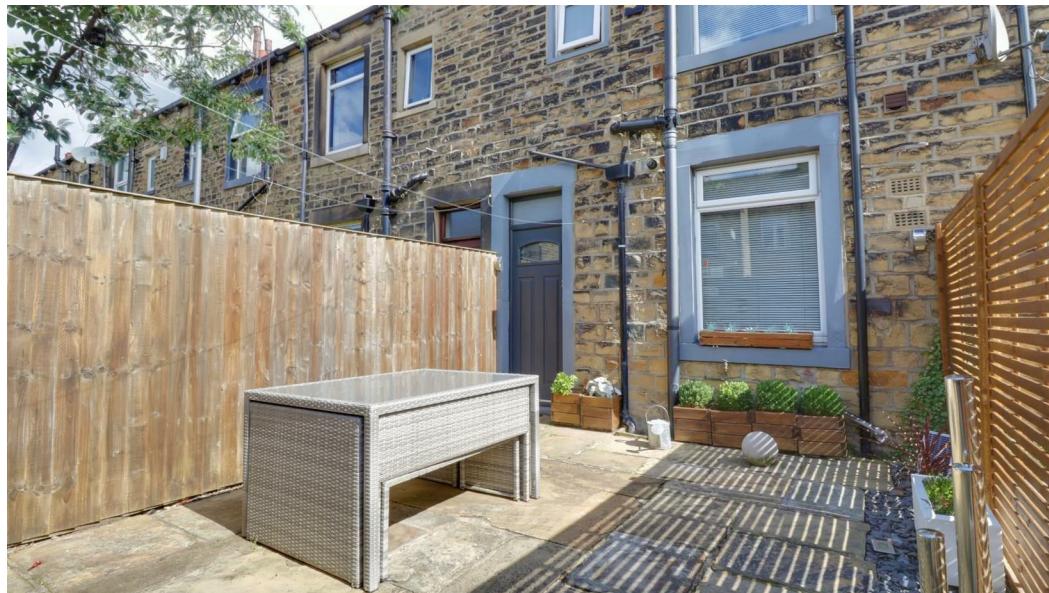
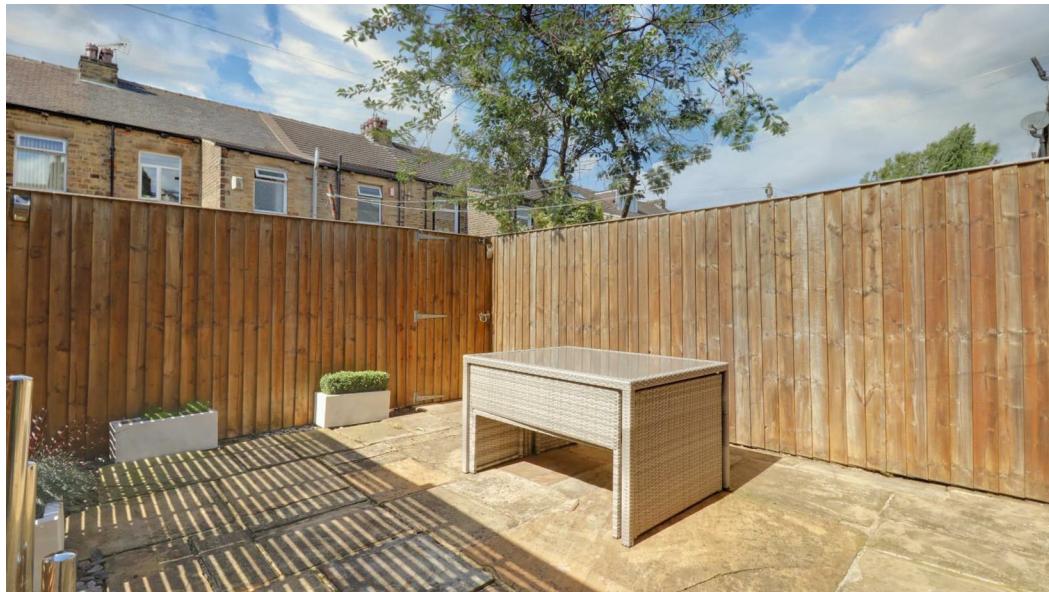


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.



HARDISTY SALES

sales@hardistyandco.com

0113 2390012

hardistyandco.com