

HARDISTY

AND CO

Abbeydale Gardens
Kirkstall



£189,950
Guide Price

HARDISTY AND CO

A well proportioned BUNGALOW, tucked away in QUIET, CUL DE SAC location, close to SCHOOLS, amenities, the TRAIN ST., & with great bus/road links. Sure to appeal to a number of buyers with GARDENS front & rear & LONG DRIVEWAY, briefly, entrance hall, LARGE LOUNGE/DINER, fitted kitchen, MASTER bed., & 2nd bed., to the front & house bathroom. Great location - interest is sure to be high for this one - call us now to ensure you don't miss out! EPC - E



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

INTRODUCTION

Pleasant cul de sac location, close to amenities, schools, the train station and with great bus/road links! We are delighted to offer onto the market this well proportioned bungalow which is sure to appeal to a number of buyers, whether its to downsize or your first foot on the ladder, this versatile home offers so much. There are gardens to the front and rear, lengthy driveway and parking, comprises, entrance hall, spacious lounge/diner, modern fitted kitchen, two good size bedrooms and a white house bathroom with shower over the bath. We are expecting a high level of interest on this property, call us now to ensure you don't miss out!

LOCATION

Kirkstall is a popular residential area, with easy access into the City Centres of both Leeds & Bradford, via Kirkstall Forge train station, bus & road links. The A65 is close by

and connects to major links and the motorway network. Kirkstall Abbey and the refurbished museum offer interesting & green spaces where you can enjoy a pleasant walk or family days out. The Savins Mill Way shopping complex is on hand, providing a Morrisons Superstore, Boots and various other shops, with Kirkstall Bridge Shopping Centre across the road where there is a gym and a further array of shops. Along the A65 you can find the Kirkstall Warner Village with a wide selection of leisure facilities including gym, bowling alley, cinema, and various restaurants. The neighbouring village of Horsforth is within easy reach, Leeds - Bradford Airport, again only a short drive away and a dedicated airport bus service runs from the city centre through Kirkstall. Vibrant Headingley is a walk away where you can enjoy extensive bars, eateries, shops and restaurants, along with the Headingley Stadium where international cricket and rugby can be enjoyed.

HOW TO FIND THE PROPERTY
SAT NAV - Post Code - LS5 3RG.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE HALL

With modern wood effect flooring, access to the loft via a hatch (the loft is part boarded) and with useful fitted storage. Doors to ...

LOUNGE/DINER

17'9" x 9'5"

Such a good size space with pleasant outlook and access out to the rear garden. Ample space for table and chairs.

KITCHEN

8'7" x 6'2"

A modern, cream Shaker style fitted kitchen with solid timber worksurfaces, integrated electric oven, four point gas hob and extractor fan over. Space for a tall fridge



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

freezer and plumbing for a washing machine. Stainless steel sink and side drainer with mixer tap and pleasant outlook to the rear. A lovely light and airy space with modern wood effect flooring.

BEDROOM ONE

13'8" x 8'9"

A good size double bedroom at the front with pleasant outlook and neutral decor theme.

BEDROOM TWO

7'7" x 6'3"

A single bedroom at the front too, maybe a home office if needed with plenty of natural light.

BATHROOM

5'1" x 5'9"

A fully tiled bathroom with shower over the bath, WC and wash hand basin. Chrome heated towel rail and wood effect flooring. Window to the side elevation.

OUTSIDE

A long driveway with parking for two cars leads and there's a level lawn with hedge borders. The rear garden is low maintenance with a large pebbled area and fencing borders.

BROCHURE DETAILS

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

ADDITIONAL SERVICES - Disclosure Of Financial Inte

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 at <https://hardistyandco.com/financial-interests/>

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.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

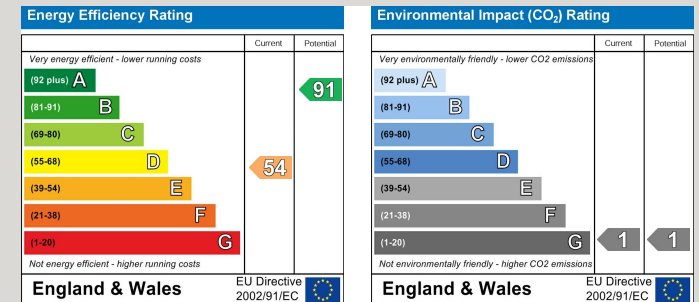
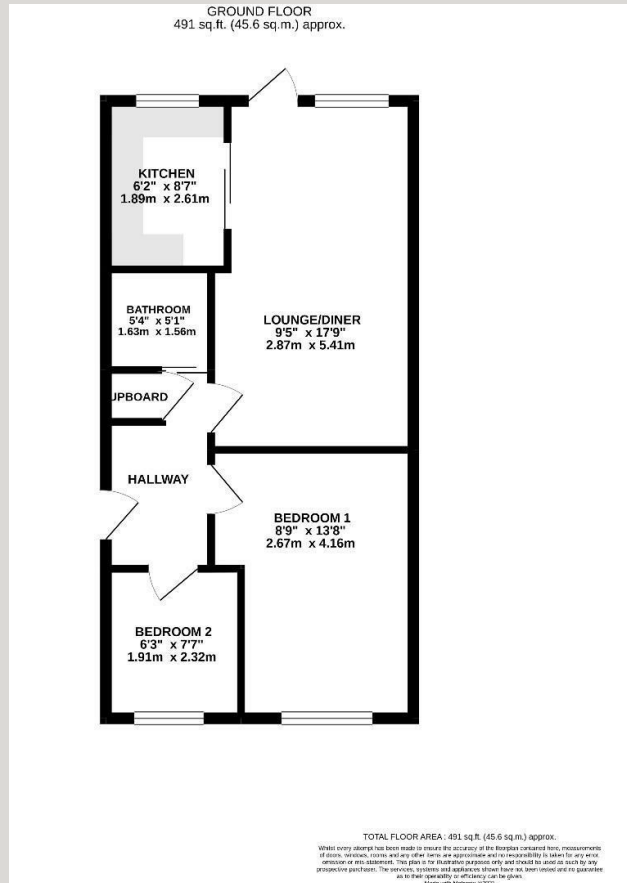
OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

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. 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.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

hardistyandco.com