

HARDISTY AND CO



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RECENTLY DECORATED & REFURBISHED, THREE DOUBLE bedroom mid terrace home. Over THREE floors & close to amenities, SCHOOLS & transport links. Good size lounge, DINING ROOM with MODERN KITCHEN off. INTEGRATED oven, hob, fridge/freezer & washer. MASTER bed., with CAST IRON FIREPLACE, DRESSING RM/STUDY, LARGE bathroom & paved areas to front & rear. EPC - E



INTRODUCTION

We are delighted to offer for sale this really well presented and spacious three double bedrooomed mid terrace home. This property offers great size rooms and neutral decor themes and is situated in this popular residential area, close to amenities, Bramley Shopping Centre, schools and with easy access to Leeds and Bradford centres. Comprises, to the ground floor, a good size lounge with grey painted floorboards, feature fireplace housing a gas fire and a window to the front, a dining room with a useful under stair storage cupboard, ceramic tiled floor and a window to the rear, the kitchen is situated just off the dining room and is fitted with a modern range of white units, wood effect worksurfaces, grey slate effect tiled floor and integrated electric oven, gas hob, extractor, fridge, freezer and washing machine. Upstairs is the master bedroom with feature cast iron fireplace, grey painted floorboards and a window to the front. A useful dressing room/study has fitted cupboards and a window to the rear and there is also a really good size with modern three piece suite in white and a separate corner shower cubicle. To the second floor are two further double bedrooms with Velux windows. This really is a spacious family home and must be viewed at your earliest convenience as interest is bound to be high. Outside, there are paved areas to the front and rear.

LOCATION

This area is extremely popular and convenient and can

be easily accessed from the Ring Road (A6120). Commuting to the centres of both Leeds and Bradford is easy either by private or public transport. Just a short car ride away is the train station at Pudsey. Bramley Town Centre (which is within a 10 minute walk) and Rodley 'village' offer a selection of shops, local pubs and eateries. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and also offer a range of facilities, restaurants, public houses and eateries.

HOW TO FIND THE PROPERTY

From our office on New Road Side proceed up to the roundabout. Take the first left onto the A6120 (Ring Road). Proceed to the next roundabout and take the first left into Rodley Lane (A657). Follow for approximately 1.5 miles and take a right hand turn into Upper Town Street. Follow for approximately 0.7 miles then take a left into Aston Road. Take a right into Aston View and the property can be found on the left hand side and can be located by our 'TO LET' board. Post Code LS13 2DB

ACCOMMODATION

GROUND FLOOR

uPVC double glazed front entrance door to ...

LOUNGE

12'4" x 12'2"

Good size with neutral decor theme and contrasting grey painted floorboards. Ceiling coving, ceiling rose

and dado rail. Feature fireplace with gas fire. uPVC double glazed window to the front.

DINING ROOM

12'4" x 12'4"

Good size with opening through into the kitchen. Neutral decor theme, decorative ceiling rose, useful under stair storage cupboard and ceramic tiled floor. Feature opening to chimney breast with timber lintel over. uPVC double glazed window to the rear.

KITCHEN

12'0" x 5'2"

A lovely modern kitchen with neutral decor, contrasting black tiled splashbacks and grey slate effect ceramic tiled floor. Modern range of white wall, base and drawer units with wood effect worksurfaces. One and a half bowl stainless steel sink and side drainer with chrome mixer tap. Integrated electric oven with four point gas hob and extractor over. Integrated fridge/freezer/washing machine. uPVC double glazed door and window to the rear.

FIRST FLOOR

BEDROOM ONE

12'3" x 12'2"

Double room with grey painted floorboards, neutral decor theme and feature cast iron fireplace with timber surround and attractive tiled inserts. uPVC double glazed window to the front elevation.



DRESSING ROOM/STUDY

With neutral decor theme, varnished woodwork, grey painted floorboards and fitted cupboards housing the boiler.

BATHROOM

10'0" x 7'11"

Good size with neutral decor, three piece suite in white including a panelled bath, low flush WC and pedestal basin. Separate corner shower cubicle with mixer shower and glass screen. Tiled splashbacks to wet areas. Wood effect flooring. uPVC double glazed window to the rear elevation.

SECOND FLOOR

BEDROOM TWO

12'4" x 12'2"

Another double bedroom with neutral decor theme, grey carpet, useful eaves storage and Velux window to the rear.

BEDROOM THREE

12'2" x 11'11"

A double room with neutral decor theme, grey carpet, useful eaves storage cupboard and Velux window to the front elevation.

OUTSIDE

To the rear is a small enclosed paved area with a gate to the rear access road. To the front is a paved area with hedging and borders. Steps lead up to the front door.

SPECIAL NOTE - LOFT ROOM

We believe the property was built with the room in the loft and don't believe it has been altered since building regulation consents came into force in the 1980s we therefore believe it can be deemed a fourth bedroom. Purchasers should satisfy themselves of this.

BROCHURE DETAILS

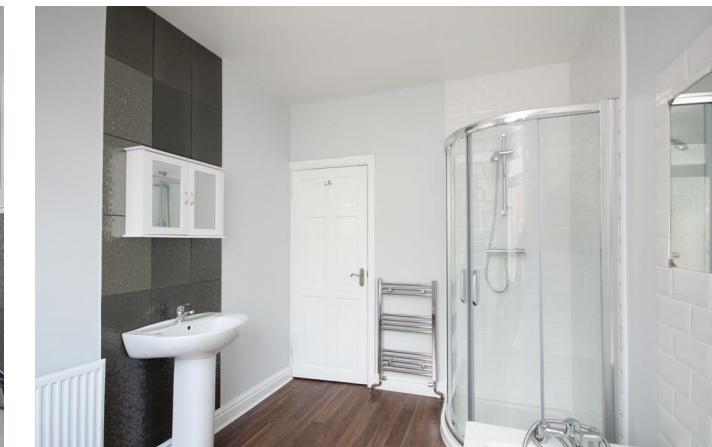
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

MORTGAGE SERVICES

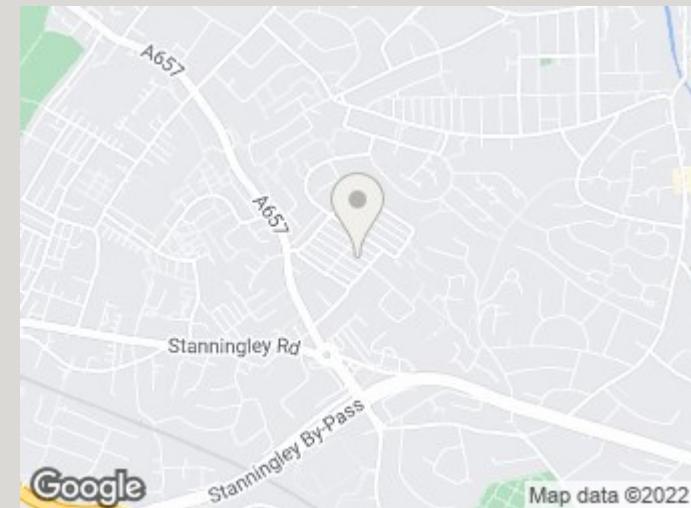
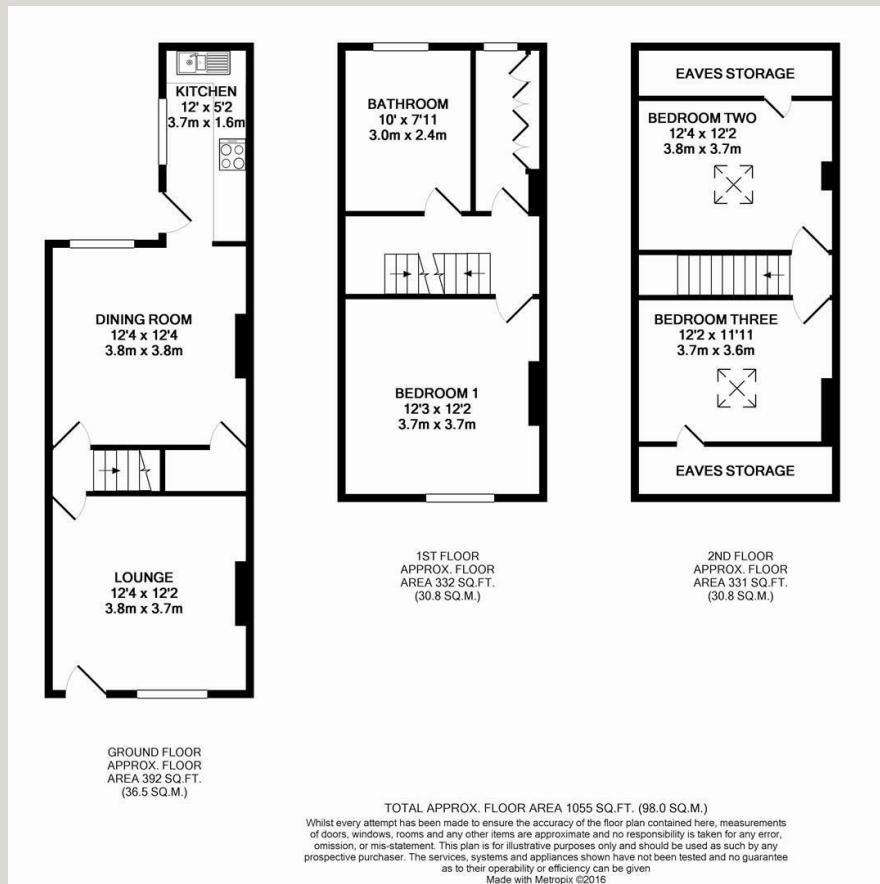
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

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.



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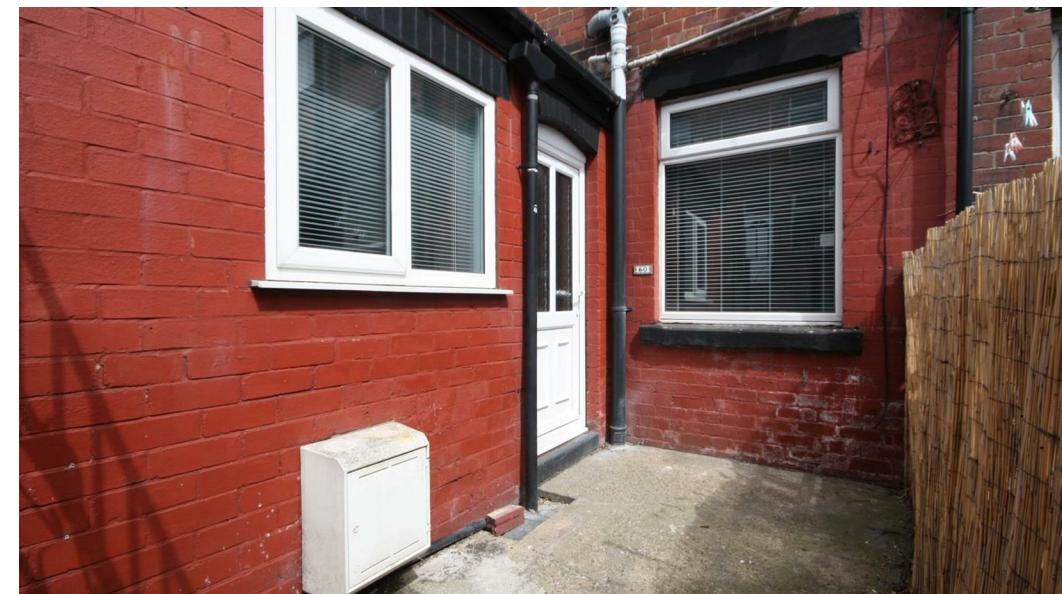


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC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

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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