

HARDISTY

AND CO

Kerry Garth
Horsforth



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£165,000
Asking Price

hardistyandco.com

0113 239 0012

HARDISTY AND CO

INTRODUCTION

Exciting opportunity and will suit a number of buyers! Sought after Horsforth location, minutes from Town Street's excellentA well positioned second floor apartment, for those wanting a central Horsforth, an easy to maintain home in which they can live and enjoy or as an instant investment. Long lease remaining and reasonable ground rent and service charges add to the appeal of this stunning property which is literally on the doorstep of Town Street, enjoying easy access to the lively amenities, shops etc, yet very secluded at the same time so having a good element of privacy. Allocated parking and communal gardens. The property comprises a communal hallway to a private hallway with storage. Generous sized lounge/diner, fully fitted kitchen two double bedrooms and house bathroom. The property boasts lovely views from the living room and has access to communal gardens. There is one parking space allocated plus visitor parking. Homes like this are flying out at the moment, call us now to avoid disappointment!

LOCATION

HOW TO FIND THE PROPERTY

ACCOMMODATION

GROUND FLOOR

Communal entrance door to ...

COMMUNAL ENTRANCE HALL

With stairs and lift up to the ...

SECOND FLOOR

Private entrance door to ...

ENTRANCE HALL

With useful fitted storage and doors to ...



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
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LS12

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0113 2310933

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KITCHEN

5'5" x 11'2"

A fitted kitchen with integrated electric oven, four point gas hob and extractor fan over. Space for a tall fridge freezer and plumbing for a washing machine. Stainless steel sink and side drainer with mixer tap and tiling to splashbacks. The gas central heating boiler is housed here. Window to the side elevation.

LOUNGE/DINER

16'9" x 10'3"

Such a great size space flooded with natural light from the dual aspect windows to the side and rear elevations with lovely long distance views! Ample dining and sofa space and gas fire.

BEDROOM ONE

10'11" x 10'3"

A good size double bedroom with window to the side elevation and useful fitted furniture.

BEDROOM TWO

7'8" x 9'4"

A good size single/small double, lovely and light from the window to the side elevation.

BATHROOM

6'6" x 4'8"

A white house bathroom with electric shower over the bath, WC and pedestal wash hand basin. Fully tiled to walls and vinyl flooring. Fitted storage, extractor fan and mirror.

OUTSIDE

The property sits in well tended communal gardens and has an allocated parking space. There is visitor parking too.

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 0113 2390012 option 3.

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.

Length of Lease 999 years - with 950 remaining as of 2021 - Ground Rent £25 P.A and Maintenance charge of £900 PA.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.



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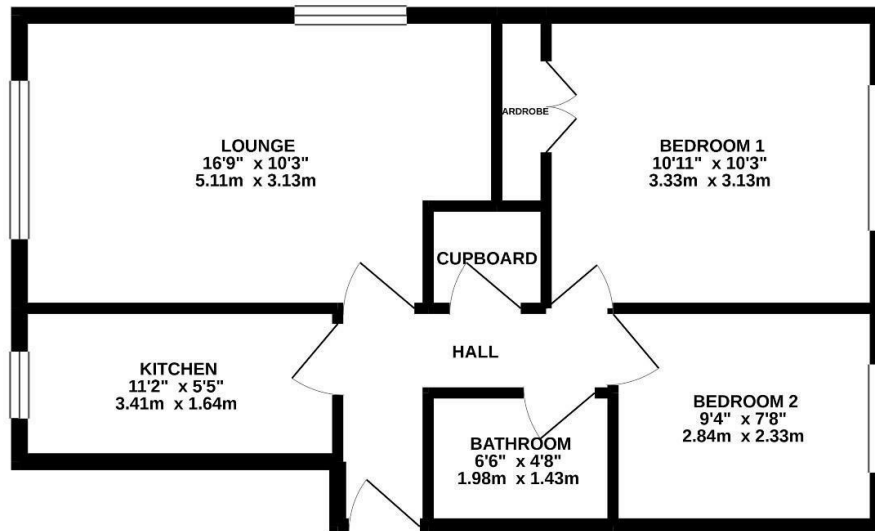
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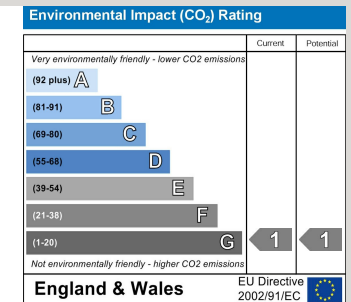
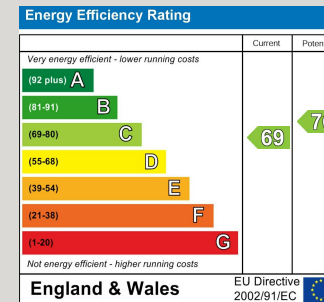
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GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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. 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.