

HARDISTY AND CO



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CASH BUYERS BEAUTIFUL 2nd floor APARTMENT offered with NO UPWARD CHAIN! Sited in such a QUIET, TRANQUIL Rawdon location with AMAZING VIEWS to the rear overlooking the Billing & Boating Lake!



INTRODUCTION

An exciting opportunity and with no upward chain! We are delighted to offer onto the market this beautiful top floor apartment set in a quiet residential location in the most sought after village of Rawdon. Offering stunning views to the rear, across the Billing and Boating Lake, from the large balcony/terrace, this property must be viewed at your earliest convenience! With allocated parking in the car port, comprises, entrance hall, spacious, bright and airy lounge/diner, separate fully fitted kitchen, two bedrooms, the second with the large balcony/terrace and luxury modern house shower room with underfloor heating. Highly regarded schooling, excellent amenities and great commuter links are on your doorstep as are, of course, lovely weekend walks and bike rides.

LOCATION

Rawdon is a much sought after, extremely pleasant residential Village, conveniently situated just off New Road Side (A65). Commuting is

straight forward; both the A65 and the Ring Road (A6120) are on hand providing major links to the motorway networks and the centres of Leeds and Bradford. A new train station has recently opened in Apperley Bridge and across the other side of the village is the Horsforth train station offering services to Leeds, York and Harrogate. For the more travelled commuter the Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including local shops, a tea room, a public house and take-away, along with excellent schools, including the soon to be completed newly built Benton Park High School. This area is perfect for purchasers wanting to live in a popular location with every convenience close by. Rawdon Billing is within a short walk, here you will find a lake and beautiful scenery with lots of space to enjoy a good walk.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS19 6RL.

ACCOMMODATION

GROUND FLOOR



COMMUNAL ENTRANCE HALL

With intercom entry system and stairs up to the ...

SECOND FLOOR (TOP)

Private entrance door to ...

ENTRANCE HALL

With useful fitted storage, modern wood effect flooring and access to the loft via a hatch. Doors to ...

LOUNGE/DINER

19'7" x 10'6"

A fabulous open living/dining space flooded with natural light from the two window to the front elevation with wood effect flooring and feature wall mounted, glass fronted fire. Recessed spotlighting. Access to the ...

KITCHEN

7'11" x 8'9"

A comprehensive Shaker style fitted kitchen offering ample storage and worktop space and pleasant outlook to the rear. Stainless steel sink and side drainer with mixer tap and modern tiling to splashbacks. Integrated electric oven, four



point gas hob, extractor fan, fridge freezer and slim line dishwasher. Plumbing for a washing machine and a tiled floor. Recessed spotighting and the boiler is housed here.

BEDROOM ONE

12'3" x 10'6"

A good size double bedroom at the front of the house with recessed spotighting.

BEDROOM TWO

11'0" x 7'5" (max)

A perfect guest bedroom/maybe a study with wood effect flooring and recessed spotighting. Patio door giving access out to a stunning ...

LARGE BALCONY/TERRACE

Wow!!! A fabulous addition with stunning, open long distance views towards the Billing and boating lake!! A perfect, quiet, tranquil space for sitting out with space for outside furniture or maybe sun loungers - such a feature!

SHOWER ROOM

8'0" x 4'8"

A modern, fully tiled shower room incorporating a corner shower enclosure, thermostatic shower

with waterfall style head, WC and basin inset to vanity storage unit. Tiled floor and underfloor heating. Recessed spotighting and window to the rear elevation enjoying those amazing views!

OUTSIDE

There is covered, allocated parking in the car port.

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

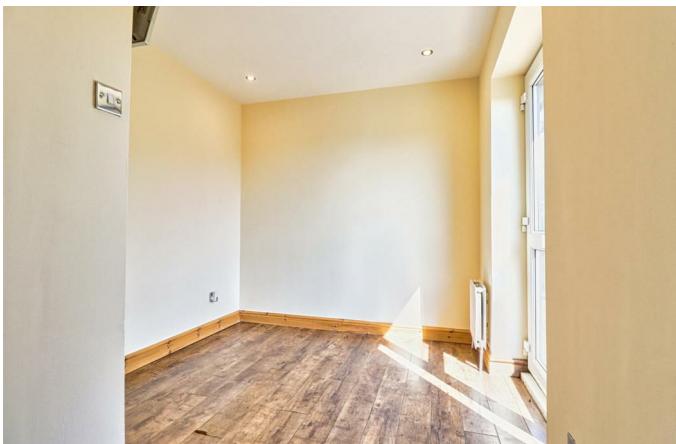
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

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.

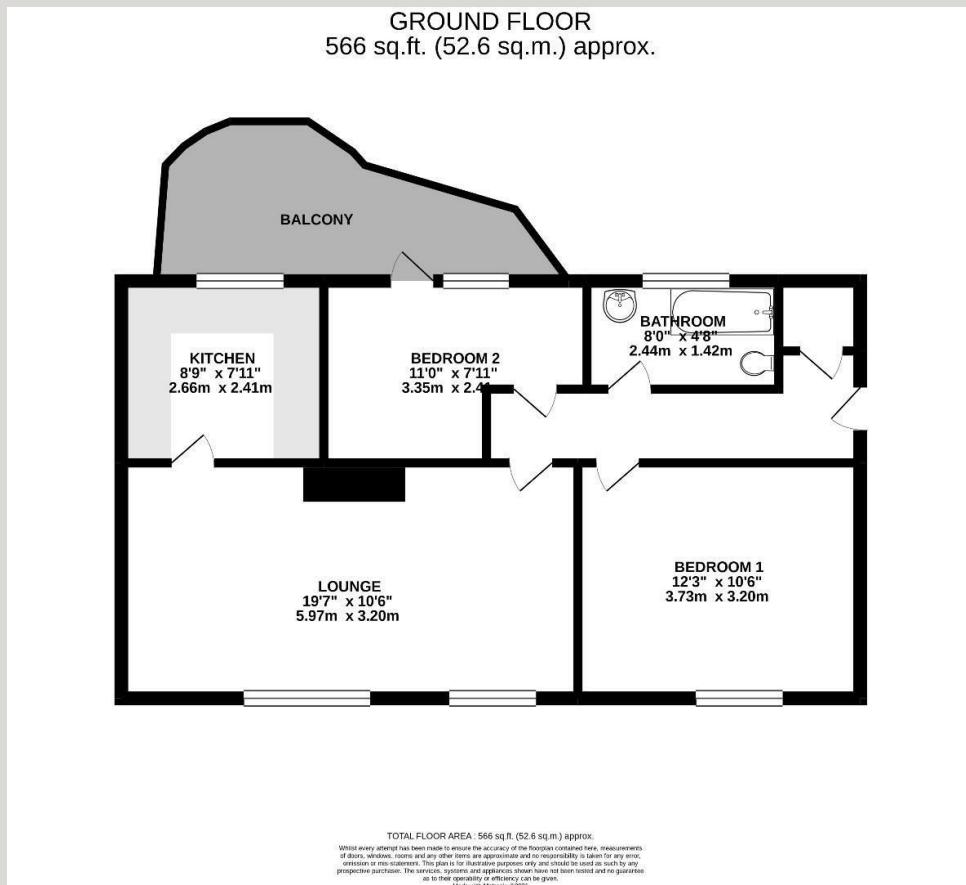
Length of Lease 99 years - with 73 remaining as of this year - Ground Rent £125 P.A and Maintenance charge of £239 PQ.

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



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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			
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