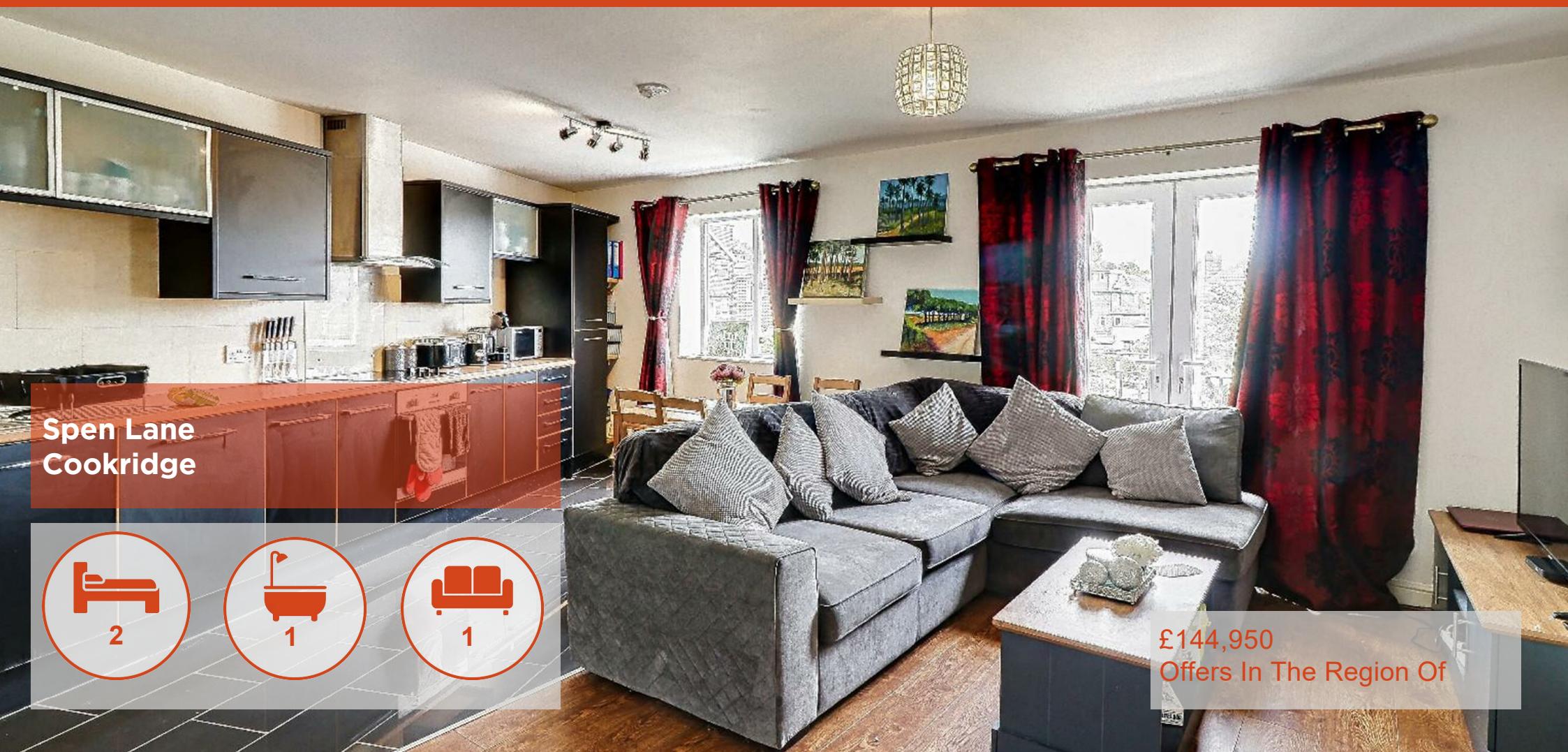


HARDISTY AND CO



hardistyandco.com

0113 239 0012

HARDISTY AND CO

INTRODUCTION

Exciting opportunity in such a pleasant, convenient location! A beautifully presented two double bedroom first floor apartment with secure intercom entry and sited on Spen Lane, close to excellent schooling, amenities, Horsforth train station and with great bus/road links too! This home has been lovingly improved by the current vendor, incorporating some nice contemporary touches to create a fabulous, bright and airy living space. The property sits in pleasant communal gardens to the rear and has an allocated parking space to the front, comprises, entrance hall with useful fitted storage, superb living/dining kitchen with contemporary matt black fitted kitchen with numerous integrated appliances and ample sofa and dining space, two good size bedrooms and a stylish house bathroom suite. This home is a gem and is sure to be snapped up quickly. To ensure you don't miss out, call us now to secure your viewing!

LOCATION

The property is ideally situated close to the amenities of Spen Lane, including the Co-Op, local shops and take-aways. The Holt Park shopping complex has an Asda supermarket, swimming pool/leisure centre and various other shops and this is within a short distance. This location also offers easy access to Otley Road (A660) and the Ring Road (A6120) which provide major links to the motorway networks and bus services into the center of Leeds. For the more traveled commuter, Leeds - Bradford International Airport is only a short car ride away. The neighbouring villages of Adel and Horsforth are very accessible from here and offer an abundance of shops and banks etc, whilst Headingley is within walking distance with its vibrant & eclectic mix of amenities, which includes Headingley Stadium where first class rugby and cricket can be enjoyed. There are a variety of restaurants, coffee bars and eateries in the area catering for all tastes and age groups. Lawnswood high school is within a short walk.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS16 6JE.



HORSFORTH

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01943 870970

OTLEY

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LS12

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ACCOMMODATION

GROUND FLOOR

With stairs up to the ...

FIRST FLOOR

Private entrance door to ...

ENTRANCE HALL

With oak flooring, neutral decor theme and intercom entry. Doors to ...

LIVING/DINING KITCHEN

15'2" x 19'9"

Wow!! A fabulous open space with french balcony doors, flooded with natural light from the two windows to the rear elevation and with ample sofa and dining space. Oak wooden flooring to the living/dining area and tiled flooring to the kitchen. Impressive matt black fitted kitchen with black granite tiles with integrated fridge freezer, washing machine, dishwasher, electric oven, hob and extractor fan. Inset sink with side drainer and mixer tap and modern tiling to splashbacks.



BEDROOM ONE

15'8" x 11'10"

A generous double bedroom with the continuation of the oak flooring and pleasant outlook - a lovely light and airy room.

BEDROOM TWO

14'2" x 8'9"

Another good size double bedroom to the rear with oak floor and neutral decor theme.

BATHROOM

7'1" x 6'9" (max)

Such a spacious bathroom incorporating a bath with shower attachment, WC and pedestal wash hand basin with mixer tap. Fully tiled in modern ceramics.

OUTSIDE

The property has pleasant communal gardens to the rear and parking for one car to the front.

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.



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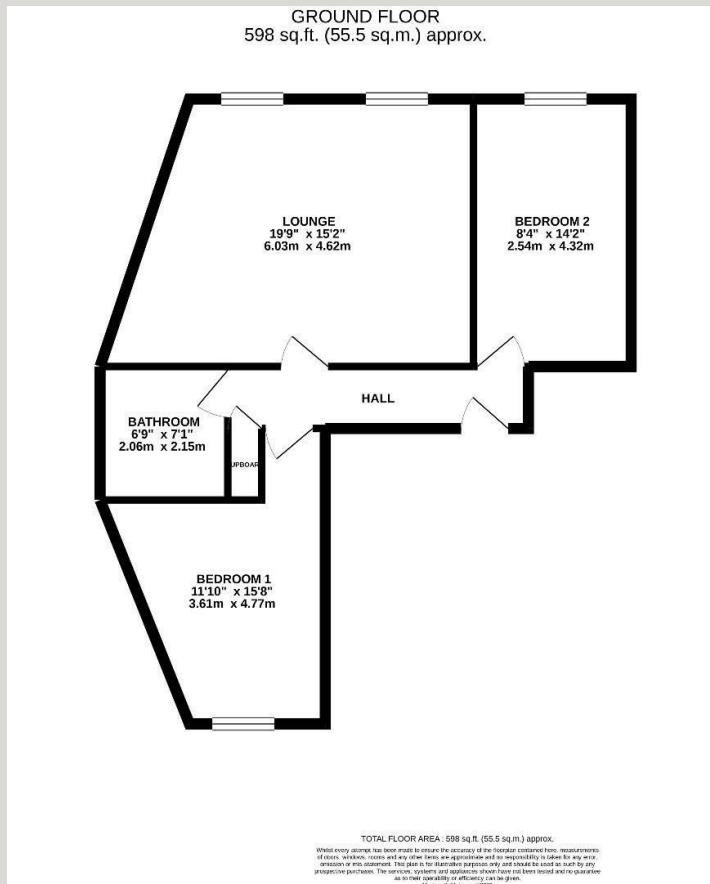
LS12

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HARDISTY

AND CO



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---|--|-------------------------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 84 | 85 |
| (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.