

HARDISTY AND CO

Meadow Road
Apperley Bridge



£195,000
Offers In The Region Of

HARDISTY AND CO

SPACIOUS, TWO bed., DUPLEX APARTMENT set in such a SOUGHT AFTER position, overlooking the CANAL with Juliet balcony, high ceilings & FEATURE EXPOSED STONEMWORK blending so well with CONTEMPORARY, MODERN finish making this a MUST BUY for those wanting STYLISH APARTMENT living with space to entertain, relax & unwind! Offering direct access to Leeds & Bradford centres this property is perfect for those wanting city centre style living in a more pleasant, tranquil setting! Briefly, lift access to 1st flr., entrance hall with fitted storage, STUNNING LOUNGE/DINER with dual aspect & balcony, modern fitted kitchen, TWO beds., & TWO bathrooms! ALLOCATED PARKING. This property will not be around for long! EPC - C



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INTRODUCTION

Exciting opportunity in such a sought after location overlooking the Leeds Liverpool Canal! Fabulous setting yet with easy access to both Leeds and Bradford centres, this spacious, two bedroom, first floor apartment offers fabulous exposed stonework, lovely high ceilings, lots of natural light and a Juliet balcony! Combine these features with contemporary and modern finish and you have this stunning duplex apartment, perfect for city style living but in a much quieter setting. Sitting in well tended gardens and with allocated parking, comprises, to the ground floor, communal entrance hall with lift up to the first floor, private hallway with fitted storage, impressive 23' lounge/dining space with dual aspect and Juliet balcony, a modern fitted kitchen with integrated appliances, stairs up to a galleried landing which gives access to the Master bedroom again, with dual aspect, a luxury bathroom with free standing roll top bath, a second good size bedroom and stylish, fully tiled shower room. So much on offer and such an impressive location!

LOCATION

Apperley Bridge is located on the Leeds border, in a sought after, semi-rural location, with Leeds/Liverpool Canal and the beauty of the Aire Valley on your doorstep. Bronte House is an independent Private School belonging to the Secondary co-ed school Woodhouse Grove, Greengates Primary is also close by. The Train Station gets you into Leeds in ten minutes and also provides services to various other business regions, this will only enhance the appeal of this location. The City centres of Leeds and Bradford are accessible by public transport or private transport links, with, the Leeds-Bradford Airport and the motorway network easily accessible from here. A number of local pubs and eateries are close by, with Superstores a very short drive/walk away. The neighbouring villages of Horsforth, Rawdon, Guiseley and Yeadon are within a short drive away and offer an abundance of shops, banks and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - BD10 0LP.

ACCOMMODATION

GROUND FLOOR

Communal entrance door to ...

COMMUNAL ENTRANCE HALL

With lift up to the ...

FIRST FLOOR

Private entrance door to ...

ENTRANCE HALL

A lovely spacious hallway with open stairs up to the first floor galleried landing, feature tiled floor, useful understair storage cupboards, one with plumbing for a washing machine and door to ...

LOUNGE/DINER

22'11" x 20'4"

Wow!!! A truly stunning open, bright and airy space with dual aspect to the rear and side elevations, lovely high ceiling and impressive exposed stone walling. Access out to a Juliet balcony overlooking the Canal - perfect for those warm summer evenings! Ample sofa and dining space too! French doors through to the ...

KITCHEN

8'10" x 9'5"

A modern fitted kitchen providing useful storage and worktop space, integrated electric oven, hob



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and extractor fan over. Integrated dishwasher. Leave the doors open so flows through to the living/dining area or closed for a separate space. Window to the side elevation.

FIRST FLOOR

Galleried landing giving access to ...

BEDROOM ONE

8'8" x 12'9"

A double bedroom with dual aspect to the rear and side elevations so flooded with natural light with those spectacular views over the Canal - perfect!

BATHROOM

5'11" x 6'2"

A beautiful and stylish bathroom with free standing roll top bath, WC and wash hand basin. Fully tiled to walls and floor - ideal for use by the Master bedroom.

BEDROOM TWO

8'1" x 9'3"

A good size second bedroom, ideal as a guest room or maybe a study with internal glazed window over the lounge/diner.

SHOWER ROOM

4'8" x 6'2"

Again, oozing luxury with a shower enclosure, glazed screen, WC and pedestal wash hand basin. Fully tiled to walls and floor and a ladder central heating radiator. Extractor fan - idea for the second bedroom.

OUTSIDE

The property has an allocated parking space.

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 years - with remaining as of - Ground Rent £150 P.A and Maintenance charge of £2129.60

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



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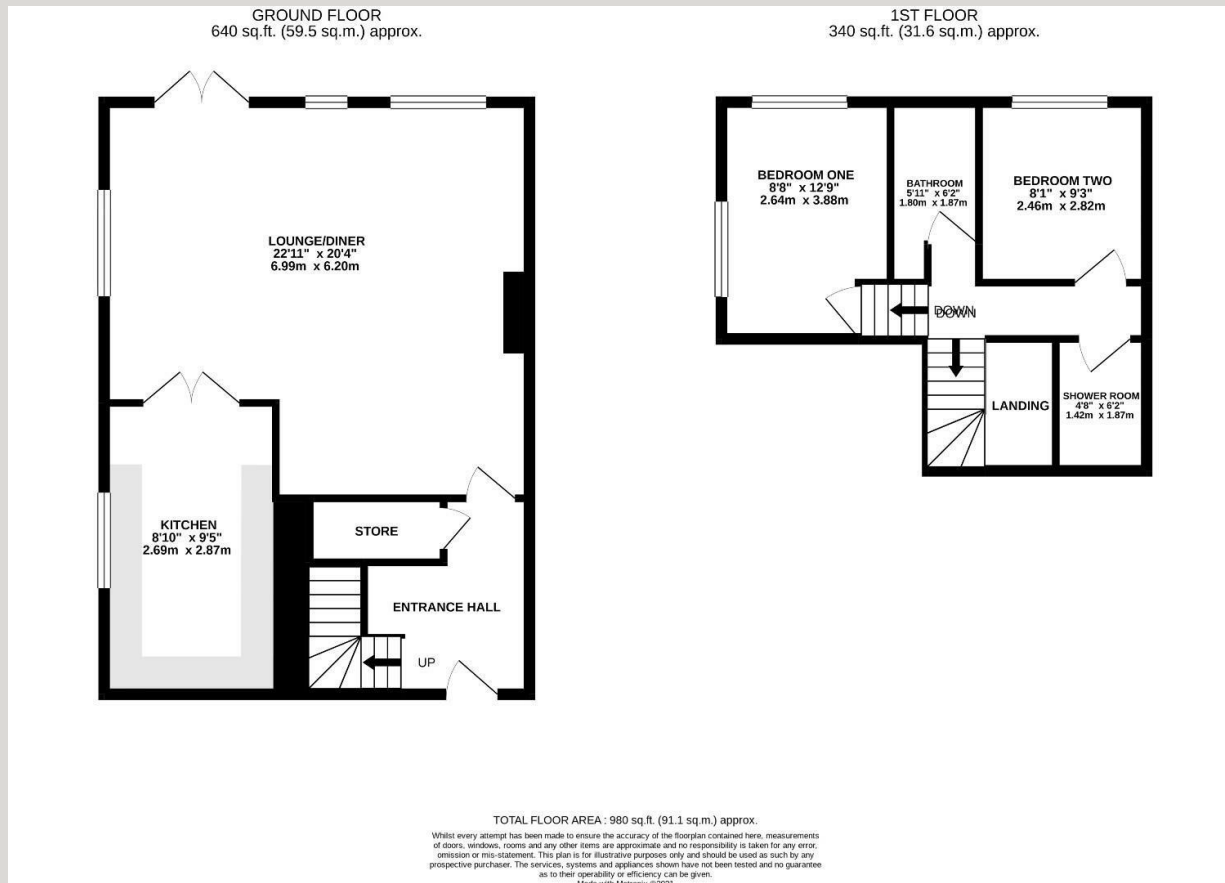
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	78

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

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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