

HARDISTY AND CO

Abbeydale Grove
Kirkstall



£130,000
Asking Price

HARDISTY AND CO

TWO BEDROOM FIRST FLOOR APARTMENT WITH A SUPER PRESENTATION - In a sought after residential area of Kirkstall, handy for schools, local amenities and transport links and within walking distance of Kirkstall Forge train station. Entrance hall, spacious lounge/dining room, fitted kitchen, TWO GOOD SIZED BEDROOMS and a family bathroom. ALLOCATED PARKING with a potential to build a garage! (Subject to planning). This home is sure to attract attention! Call us now to secure your viewing! EPC - C



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INTRODUCTION

A beautifully presented two bedroom, first floor apartment situation in this much sought after residential area, handy for schools, local amenities and transport links and within walking distance of Kirkstall Forge train station. In brief the property consists of; Entrance hall, spacious lounge/dining room, fitted kitchen, two good size bedrooms and a family bathroom. Outside the property boasts allocated parking with a potential to build a garage! (Subject to planning). This home is sure to attract attention! Call us now to secure your viewing!

LOCATION

Kirkstall is a popular residential area, with easy access into the City Centres of both Leeds & Bradford, via Kirkstall Forge train station, bus & road links. The A65 is close by and connects to major links and the motorway network. Kirkstall Abbey and the refurbished museum offer interesting & green spaces where you can enjoy a pleasant walk or family days out. The Savins Mill Way shopping complex is on hand, providing a

Morrisons Superstore, Boots and various other shops, with Kirkstall Bridge Shopping Centre across the road where there is a gym and a further array of shops. Along the A65 you can find the Kirkstall Warner Village with a wide selection of leisure facilities including gym, bowling alley, cinema, and various restaurants. The neighbouring village of Horsforth is within easy reach, Leeds - Bradford Airport, again only a short drive away and a dedicated airport bus service runs from the city centre through Kirkstall. Vibrant Headingley is a walk away where you can enjoy extensive bars, eateries, shops and restaurants, along with the Headingley Stadium where international cricket and rugby can be enjoyed.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS5 3RE.

ACCOMMODATION

TO THE FIRST FLOOR
Door into...

PORCH

With neutral decor. Handy space for coats and shoes etc.

LOUNGE/DINING ROOM 11'2" x 17'5"

A spacious, bright and airy room with ample space for a comfy sofa, dining table and chairs etc. Neutral decor. Recess with inset electric fire.

KITCHEN

10'7" x 5'10"

Fitted with high gloss finish cupboards and drawers with under-unit lighting and granite effect work-surfaces. Inset stainless steel sink, side drainer and modern mixer tap. Useful additional storage cupboard. Space for a washing machine, integrated fridge & freezer, electric oven, four ring hob and extractor over. Metro style ceramic tiling to walls.

BATHROOM

5'6" x 6'2"

A smart bathroom with pleasant decor. Bath with thermostatic shower over and a glazed



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screen, W.C and wash hand basin with mixer tap. Tiles to splash-back areas. With wood effect flooring. Chrome heated towel rail. Extractor fan.

BEDROOM ONE

11'5" x 8'9"

A great double bedroom with plenty of natural light. Fitted wardrobes provide good hanging and storage space.

BEDROOM TWO

8'6" x 5'11"

Bright and airy, ideal as a child's room, work from home office etc.

LOFT AREA

Insulated and providing useful light storage space. House boiler housed here.

OUTSIDE

There is one allocated parking space upon which there is potential to erect a garage, (Solicitor has advised us of this and we advise that this be confirmed if to be relied upon).

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 years - with 87 remaining as of 2021 - Ground Rent £N/A and Maintenance charge of £520 PA.

Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors. (All to be confirmed).

BROCHURE DETAILS

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



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