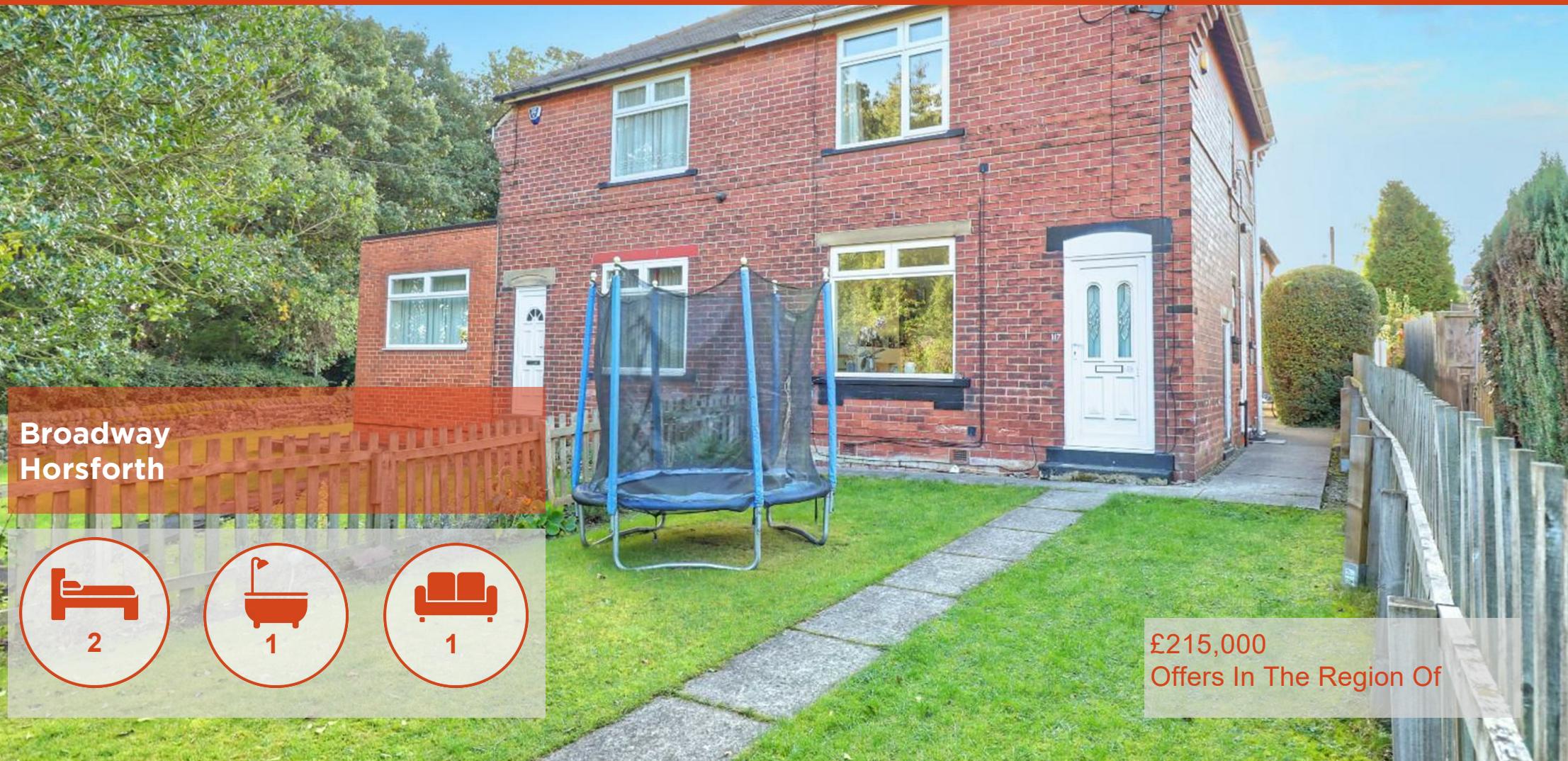


HARDISTY AND CO



Broadway
Horsforth



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£215,000
Offers In The Region Of

HARDISTY AND CO

An ideal acquisition opportunity for Buy To Let landlords or professionals - This semi-detached house is well presented & peacefully tucked away in this Horsforth location, handy though for the great local amenities & commuter links into the City. Entrance vestibule, lounge/diner, comprehensively fitted kitchen and downstairs W.C. First Floor: TWO DOUBLE BEDROOMS and a bathroom. Enclosed gardens to the front and rear with patio. Parking on street. The current tenant is settled and would prefer to stay, paying £700pcm. NO CHAIN SALE.



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INTRODUCTION

This semi-detached home is well presented, has a nice size lounge/diner, comprehensively fitted kitchen and downstairs W.C.. There are two double bedrooms and a bathroom on the first floor. Peacefully tucked away in this Horsforth location, handy though for the great local amenities & commuter links into the City. Enclosed gardens to the front and rear with patio, ideal for sitting out and relaxing. Parking on street. The current tenant is settled and would prefer to stay, paying £700pcm. No chain sale.

LOCATION

This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc also on hand. There are gyms, cricket, bowls, rugby, golf,

running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS18 4HL.

ACCOMMODATION

TO THE GROUND FLOOR
Entrance door into...



ENTRANCE VESTIBULE

Ideal for coats and shoes. Staircase to the first floor. Door into...

LOUNGE

13'0" x 12'6"

A spacious and well proportioned reception room with ample space for a good sized comfy sofa etc. Attractive modern fireplace with inset living flame gas fire. The window provides good natural light and provides a pleasant garden outlook.

KITCHEN

7'5" x 12'8"

Fitted with a comprehensive range of wall, base and drawer units which provide excellent storage space. Complementary modern worktops with inset stainless steel sink, side drainer and modern mixer tap. Integrated oven and four point gas hob, space for a tall fridge/freezer. The window provides a lovely outlook over the garden.



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GUEST W.C.

4'0" x 3'5"

A most useful addition to any home. Fitted with a low flush WC and wash hand basin.

TO THE FIRST FLOOR

Stairs from the entrance vestibule leading up to...

LANDING

With traditional doors leading into...

BEDROOM ONE

16'0" x 9'0"

An excellent sized double bedroom with a bright and modern presentation. Recess providing useful fitted hanging space.

BEDROOM TWO

11'5" x 8'0"

Another good sized double bedroom which overlooks the rear garden.

BATHROOM

8'5" x 7'8"

A spacious bathroom, larger than average, fitted with a white suite comprising bath with shower over, W.C and pedestal wash hand basin. Neutral decor theme. Airing cupboard.

OUTSIDE

At the front and rear of the property there are pleasant garden areas in which to sit and relax, with patio for alfresco dining. The house is tucked away so enjoys an amount of peace and quiet. Parking is on-street.

ADDITIONAL SERVICES - Disclosure Of Financial Interests

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.

BROCHURE DETAILS

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



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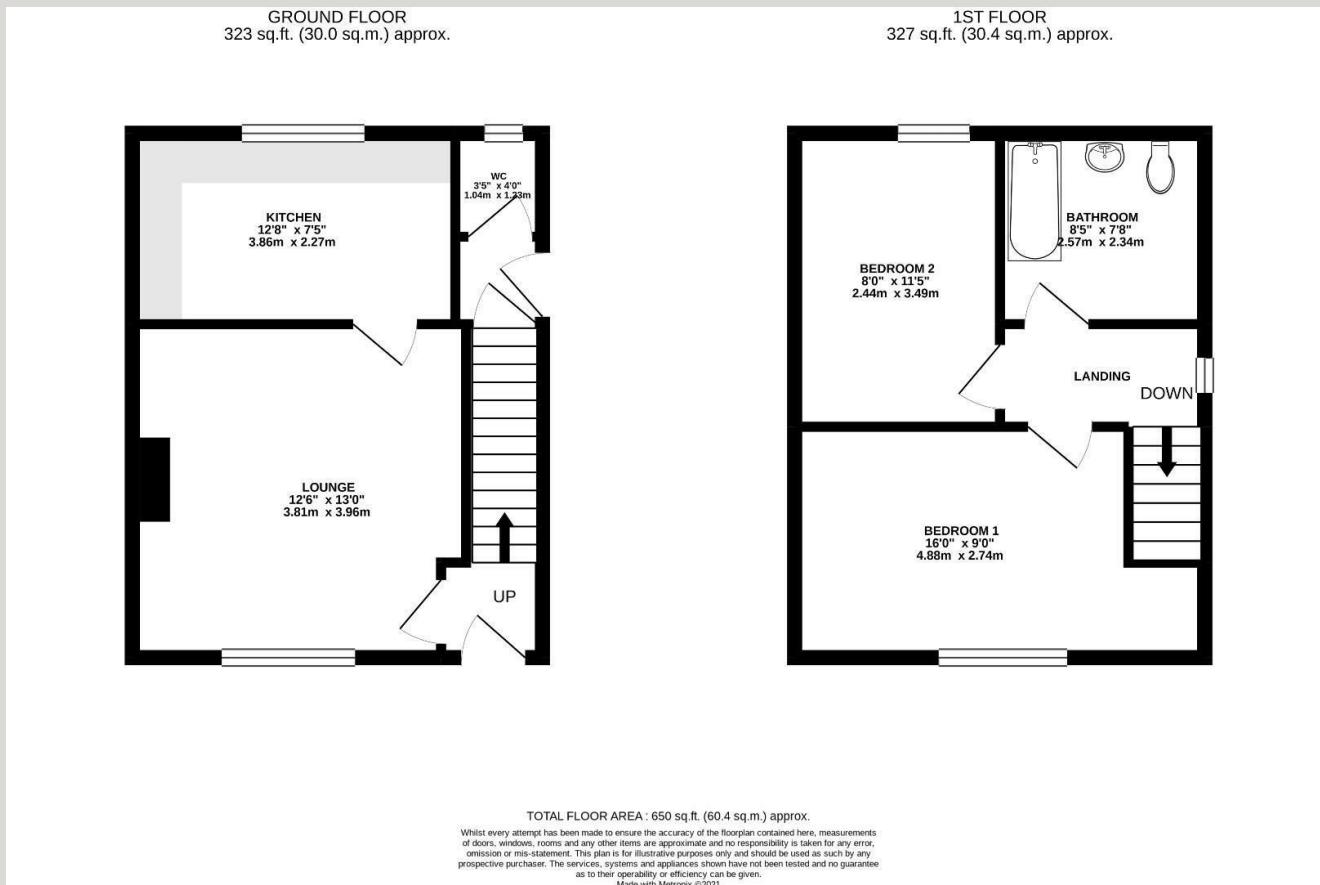
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.



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