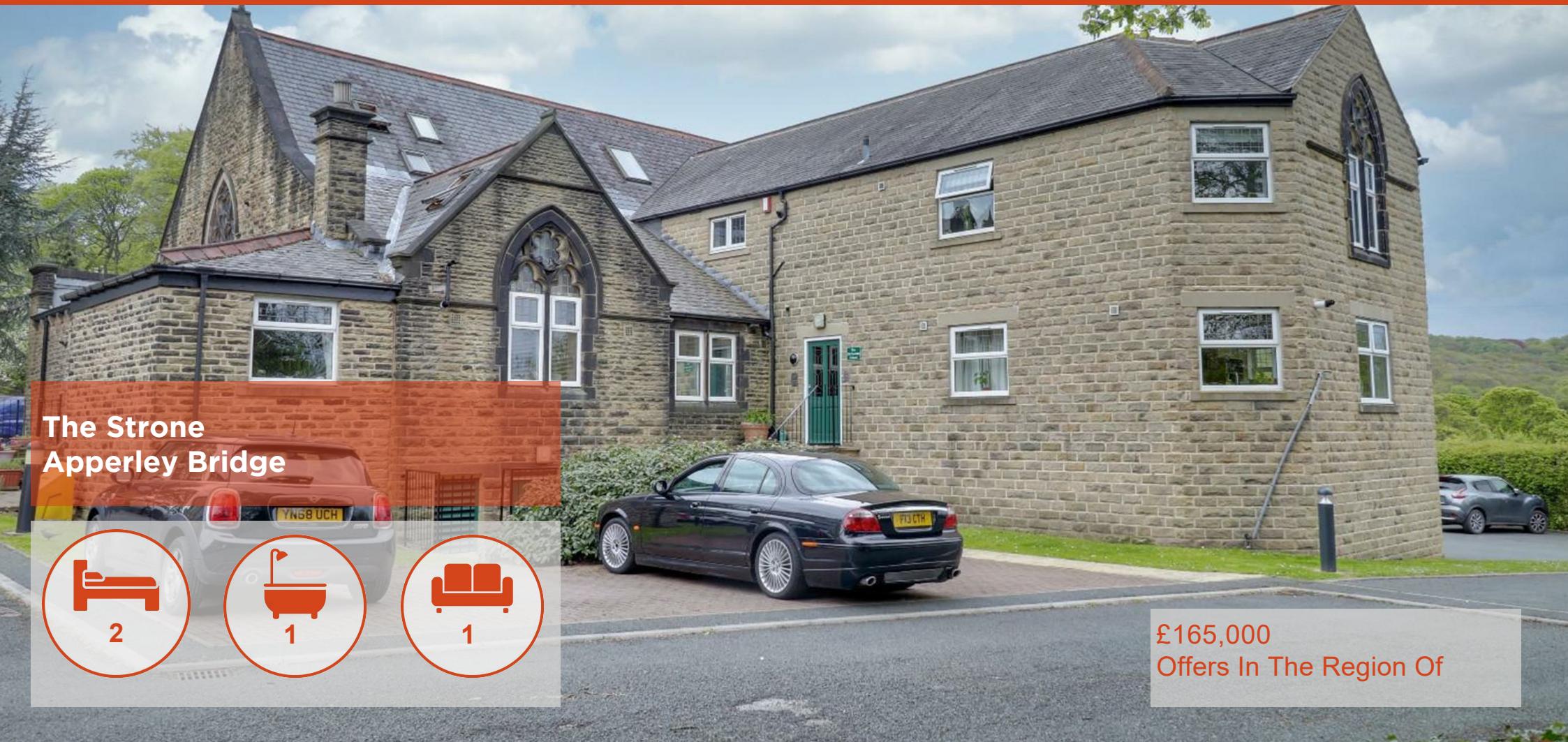


HARDISTY AND CO



The Strone
Apperley Bridge

2 1 1

£165,000
Offers In The Region Of

HARDISTY AND CO

Council Tax - C

| NO UPWARD CHAIN | SUPERB, MODERN TWO bed., GROUND flr APARTMENT with STUNNING PRIVATE VIEWS & only a WALK to Apperley Bridge TRAIN ST., giving direct access to both Leeds & Bradford centres. Close to some lovely canal or riverside walks & bike rides too along with TWO ALLOCATED PARKING SPACES, briefly comprises, entrance porch, entrance hallway, fabulous LARGE LIVING/DINING KITCHEN flooded with natural light from the four windows, good size DOUBLE bed., a large single or great guest room & house bathroom. These properties are not around for long, it's an ideal 1st step onto the housing ladder or a great down sizer! - do not miss out! Call now to view - 0113 239 0012. EPC - C



HARDISTY SALES

sales@hardistyandco.com
0113 2390012

hardistyandco.com

INTRODUCTION

Offered with no upward chain is this modern and spacious, two bedroom ground floor apartment boasting some stunning private views, flooded with natural light and only a short walk from Apperley Bridge Train station giving direct access to both Leeds and Bradford city centres. Offering two allocated parking spaces, delightful weekend canal and riverside walks and bike rides, comprises, entrance porch, entrance hallway, fabulous, open living/dining kitchen space with wood effect flooring, impressive fitted kitchen with integrated appliances, useful Breakfast Bar and with ample sofa and table and chair space! The Master bedroom is a good size double, there's a generous second/guest bedroom and three piece house bathroom with thermostatic shower over the bath. Early viewing a must for this one, ideal first home or great for those downsizing too - do not miss out!

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 0NZ.

ACCOMMODATION

TO THE GROUND FLOOR

Timber framed door leading into...

PORCH

With tiled floor, providing shelter from the elements and good space for coats, shoes, muddy boots etc.

HALL

With useful fitted storage cupboard. Wood effect floor. Door into...

LIVING/DINING/KITCHEN

22'4" x 11'7" (max)

Enjoying a private outlook and the most stunning view. Wood effect floor covering. Space for lounge & dining furniture. Open to the kitchen...which has a good range of shaker style wall, base and drawer units providing great storage space, with a breakfast bar, perfect for casual dining. Complementary worksurfaces with upstands, inset stainless steel sink, side drainer and modern mixer tap. Integrated electric oven, hob, fridge/freezer and plumbed for a washing machine.



BEDROOM ONE

12'2" x 9'3"

A good sized double bedroom with a pleasant outlook.

BEDROOM TWO

9'6" x 7'8"

An ideal guest bedroom, or suitable for sharers etc.

BATHROOM

6'1" x 5'10"

Fitted with a panel bath with thermostatic shower over and a glazed screen, low flush WC and a pedestal wash hand basin with splashback tiles. The floor is also tiled.

OUTSIDE

The property comes with two allocated parking spaces.

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 ...999..... years - with ...979..... remaining as of ...2002..... - Ground Rent £100..... P.A Ground rent review period.....in line with retail price index.....

Maintenance charge of £..... PCM. Service charge review period

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

BROCHURE DETAILS

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

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

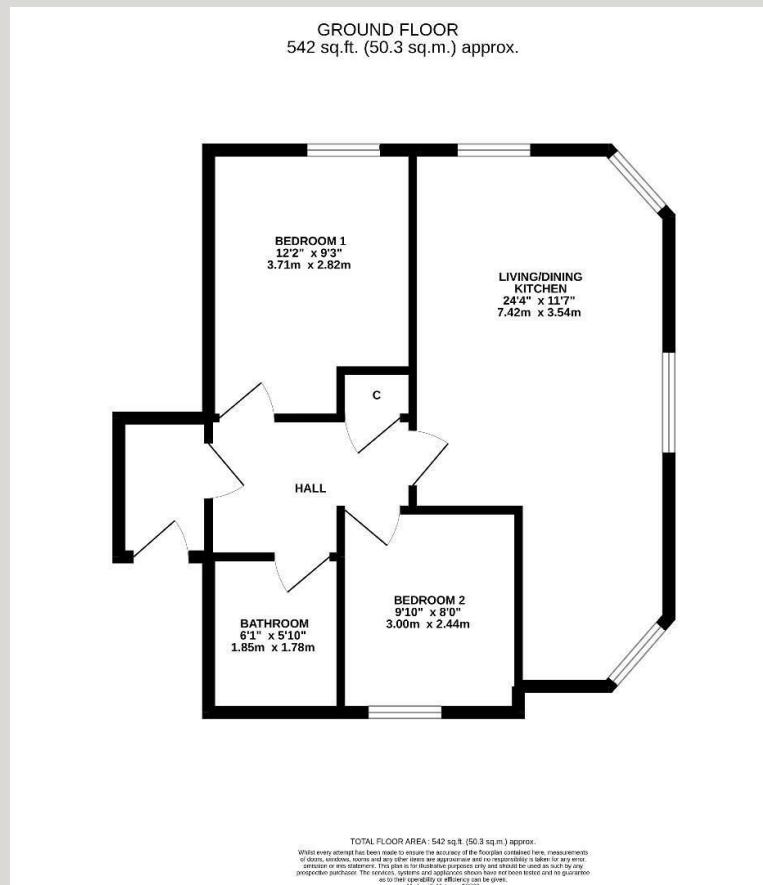
services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

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.



HARDISTY AND CO



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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