

# HARDISTY AND CO



**Normington House, Towler  
Drive  
Rodley LS13 1PB**



**£750 PCM  
PCM**

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AVAILABLE 25TH FEBRUARY | UNFURNISHED | DEPOSITS APPLY | SMART SECOND FLOOR APARTMENT in an ATTRACTIVE MODERN BLOCK - SECURE INTERCOM ACCESS - TRANQUIL SETTING IN RODLEY - EXCELLENT LIVING SPACE - LARGE LOUNGE/DINER - Modern kitchen & bathroom - TWO GOOD SIZED BEDROOMS - Near beautiful countryside, canal and Nature reserve, also handy for excellent transport links to Leeds and Bradford and popular restaurants and bars. There is designated and visitor parking to the outside. EPC - B.



#### INTRODUCTION

This is a second floor apartment, lovely and bright with a great amount of space too. Set in a tranquil location within a short distance of beautiful countryside, walks along the canal-side and around the Nature reserve, a lovely space to enjoy leisure time, yet also so handy for excellent transport links to Leeds and Bradford and popular restaurants and bars. With secure access via intercom system this third floor apartment comprises an entrance hall, large lounge/diner, separate kitchen - open to the living area, two double bedrooms and a house bathroom. There is designated and visitor parking to the outside.

#### LOCATION

The increasingly sought after village of Rodley is extremely popular with professionals, first time buyers and families alike and is easily accessed from the Ring Road (A6120). The canal, Millennium Trail and Rodley Nature Reserve can be found close by and offer a range of beautiful places where you can walk or enjoy water-side activities. Commuting to the business centres of Leeds & Bradford is easy either by private or public transport. Just a short car ride away is the popular Owlcoates Centre at Pudsey offering an M & S store, Walmart and a train station. Rodley 'village' offers a selection of shops, restaurants, cafes and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants, public houses and eateries. A few miles away in Apperley Bridge a new train station has recently opened getting you into Leeds in ten minutes.

#### HORSFORTH

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0113 2390012

#### GUISELEY

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01943 870970

#### OTLEY

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01943 468999

#### LS12

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0113 2310933

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#### HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Turn left into Broadway (A6120), this in turn changes to Horsforth New Road. At the Rodley Roundabout turn left then take the second right onto Oaklands Road and right again into Yewdall Road then left onto TOWLER DRIVE. Normington House can be found along here and the property can be identified by our 'To Let sign. Post Code LS13 1PB.

#### HOLDING FEES & DEPOSITS

On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

#### ACCOMMODATION

##### TO THE GROUND FLOOR

With doorway into a communal entrance hall. Access to the second floor. Timber personal door into...

##### ENTRANCE HALLWAY

With intercom access. Door into...

##### LOUNGE/DINER

20'7" x 12'5" (max)

An excellent space for living, dining, entertaining friends and colleagues etc. The lounge and diner are equally well defined. There are painted feature walls. A cupboard provides some useful storage and also houses the boiler. Television aerial point. Plenty of space for a dining table and chairs. Open to....

##### LOUNGE PHOTO



#### DINING PHOTO

##### KITCHEN

9'4" x 7'4"

The kitchen is smart and stylish, fitted with a range of wood effect wall and base units with plenty of work top space. Inset stainless steel sink, side drainer and modern mixer tap. Splash-back tiling and smart flooring. Integrated electric oven, four point gas hob and extractor hood over. Good sized window allowing in lots of natural light. Full sized fridge/freezer and washer dryer included.

##### BEDROOM ONE

12'4" x 12'0" (max)

A well proportioned, spacious and bright room. Quality fitted wardrobes providing plenty of hanging and storage space.

##### BEDROOM TWO

8'8" x 8'6"

A second good sized bedroom, perfect as a guest room, home office/study area etc. Light and bright.

##### BATHROOM

7'0" x 6'0"

A modern and well presented bathroom fitted with a modern white suite comprising panel bath with shower fitted over and a glazed shower screen, low flush W.C and a pedestal wash hand basin. Splash-back tiling, contrasting mosaic effect border and painted walls to remainder. Ceramic tiled floor. Extractor fan.

##### TO THE OUTSIDE

There is allocated parking for one car and further visitor parking. Pretty communal gardens.

##### MANAGED BY AGENT

##### BROCHURE DETAILS

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



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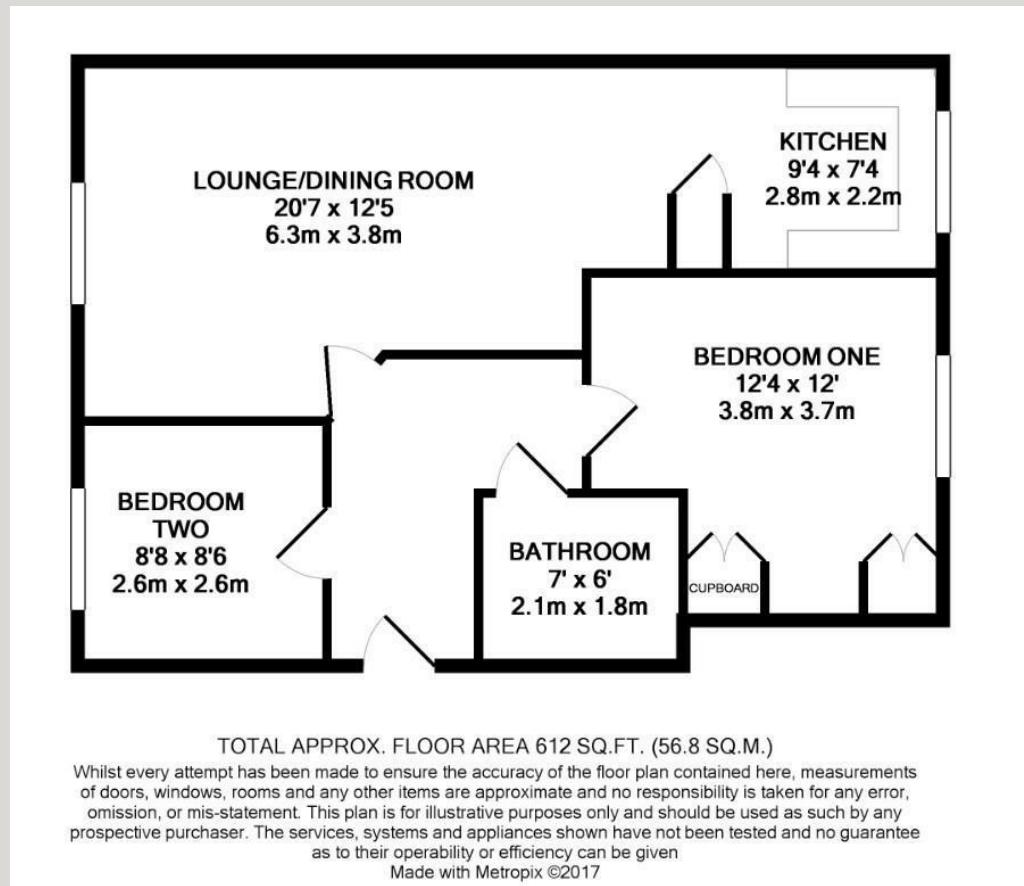
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# HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	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		England & Wales	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.

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.