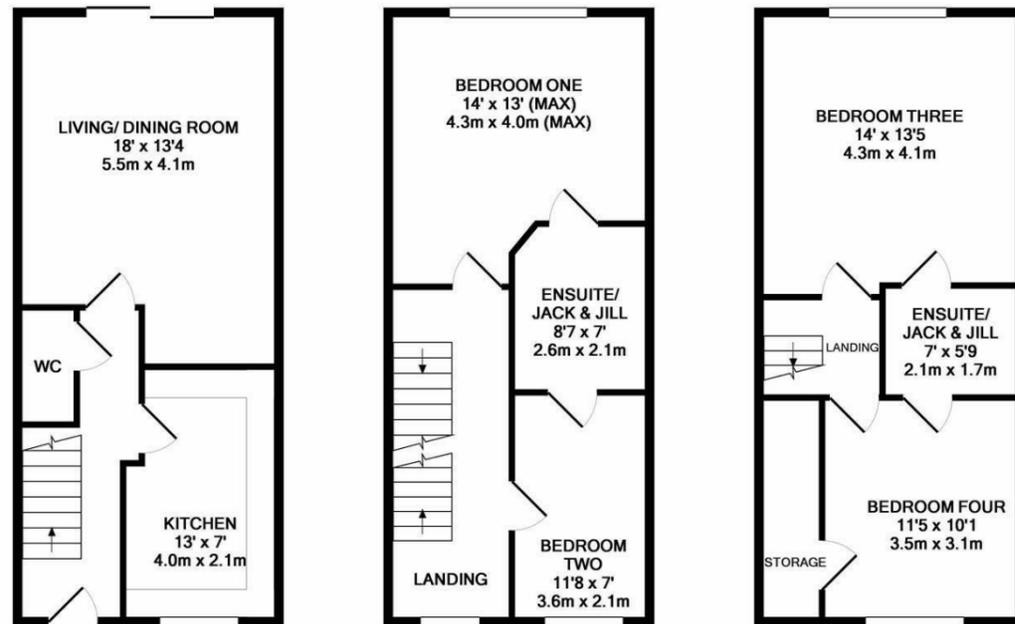


HARDISTY AND CO



WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THEIR OPERABILITY OR EFFICIENCY CAN BE GIVEN

Made with Metropix ©2019

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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guiselley
guiseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Kerry Hill
Horsforth LS18 4AY

£1,200 PCM
4 BEDROOM HOUSE -
TOWNHOUSE

hardistyandco.com

AVAILABLE 31ST AUGUST | UNFURNISHED | HOLDING FEE AND DEPOSIT APPLY | FABULOUS LOCATION ! FEW MINUTES WALK from Horsforth Town Street. WELL PRESENTED TOWN HOUSE home set over three floors. Breakfast with INTEGRATED APPLIANCES & SPACIOUS lounge/diner. FOUR BEDROOMS & TWO en-suite bathrooms. Gardens to front & rear with GARAGE. MUST BE VIEWED ! EPC - B

LOCATION

This property is just off Town Street and then off Kerry Street. thus making this delightful property a perfect home for retired/semi-retired buyers or, alternatively, a 'bolt hole' for professionals and young first time buyers. All the excellent amenities of Town Street are very close at hand including shops, banks, chemist, newly appointed doctor's surgery and a Morrisons supermarket. There are a wealth of restaurants, eateries and public houses catering for all tastes and ages. Commuting is easy from the property with the Ring Road (A6120) and the main road (A65) a short distance away providing major links to nearby commercial centres. Horsforth has a train station situated at Station Road offering services to Leeds, York and Harrogate. The Leeds & Bradford Airport is located approximately fifteen minutes away by car.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout and turn right into the Ring Road (A6120). Proceed to the traffic lights at the Eleventh Earl Public House and turn left into Fink Hill. This road becomes Church Road. Continue past the entrance to Morrisons car park until reaching church Lane. Turn right into Church Lane and take your first left onto Kerry Street and at the end turn left onto KERRY HILL and the property No. 32 is on the right hand side and can be identified by our 'TO LET' sign.

HOLDING FEE & DEPOSIT

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. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to . .

ENTRANCE HALL

Lovely modern and neutral decor. Useful storage cupboard. Spindle and balustrade staircase. Solid oak flooring. Doors to . .

KITCHEN

13'0" x 7'0"

With an attractive range of modern and luxury wall, base and drawer units with brushed chrome handles and complementary work surfaces. One and a half stainless steel sink and side drainer with modern mixer tap. Integrated brushed chrome electric oven with four point gas hob with extractor fan above. Integrated fridge/freezer. Integrated dish-washer. Integrated washer/dryer. solid oak flooring. Partially tiled ceramic splash backs with neutral decor to the remainder. Central heating radiator. uPVC double glazed window to the front elevation.



DOWNSTAIRS W.C

6'0" x 3'0"

Modern neutral two tone decor. Comprising of pedestal wash-hand basin and low flush W.C. Solid wood flooring. Central heating radiator.

LOUNGE DINER

18'0" x 13'4"

A really fantastic size room with attractive two tone decor. Solid oak flooring. Central heating radiator. uPVC double glazed patio doors to the rear elevation.



FIRST FLOOR

LANDING

Attractive neutral decor. Spindle and balustrade staircase. Central heating radiator. Doors to . .

BEDROOM ONE

14'0" x 13'0"

A really lovely size double room with modern and neutral decor. Central heating radiator. uPVC double glazed window to the rear elevation with long distance views.

JACK AND JILL EN-SUITE

8'7" x 7'0"

Modern white four piece suite comprising of separate shower cubicle with modern chrome shower, bath with shower attachment, pedestal wash-hand basin and low flush W.C. Extractor fan. Heated chrome towel radiator. Shaving point. Partially tiled in modern ceramics with neutral decor to the remainder.



BEDROOM TWO

11'8" x 7'0"

A nice size and well presented room. Central heating radiator. uPVC double glazed window to the front elevation.



SECOND FLOOR

LANDING

Modern and neutral decor. Access to the loft space. Central heating radiator. Doors to . .

BEDROOM THREE

14'0" x 13'5"

A really large spacious double room with modern and neutral decor. Central heating radiator. uPVC double glazed window to the rear elevation with superb long distance views.



JACK AND JILL EN-SUITE

7'0" x 5'9"

With a modern white three piece suite. Comprising of shower cubicle with modern inset shower. Pedestal wash-hand basin and low flush W.C. Extractor fan. Heated chrome towel radiator. Shaving point. Partially tiled in modern ceramics with neutral decor to the remainder.



BEDROOM FOUR

11'5" x 10'7"

A further large double room with modern and neutral decor. Access to useful over-stairs storage cupboard. Central heating radiator. uPVC double glazed window to the front elevation.



OUTSIDE

Outside the property are lawned gardens to the front and rear with a sunny aspect to the rear. There is a larger than average garage with power and light.



MANAGED BY AGENT

BROCHURE DETAILS

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		81	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			91
(81-91) B		82	
(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	



hardistyandco.com

hardistyandco.com