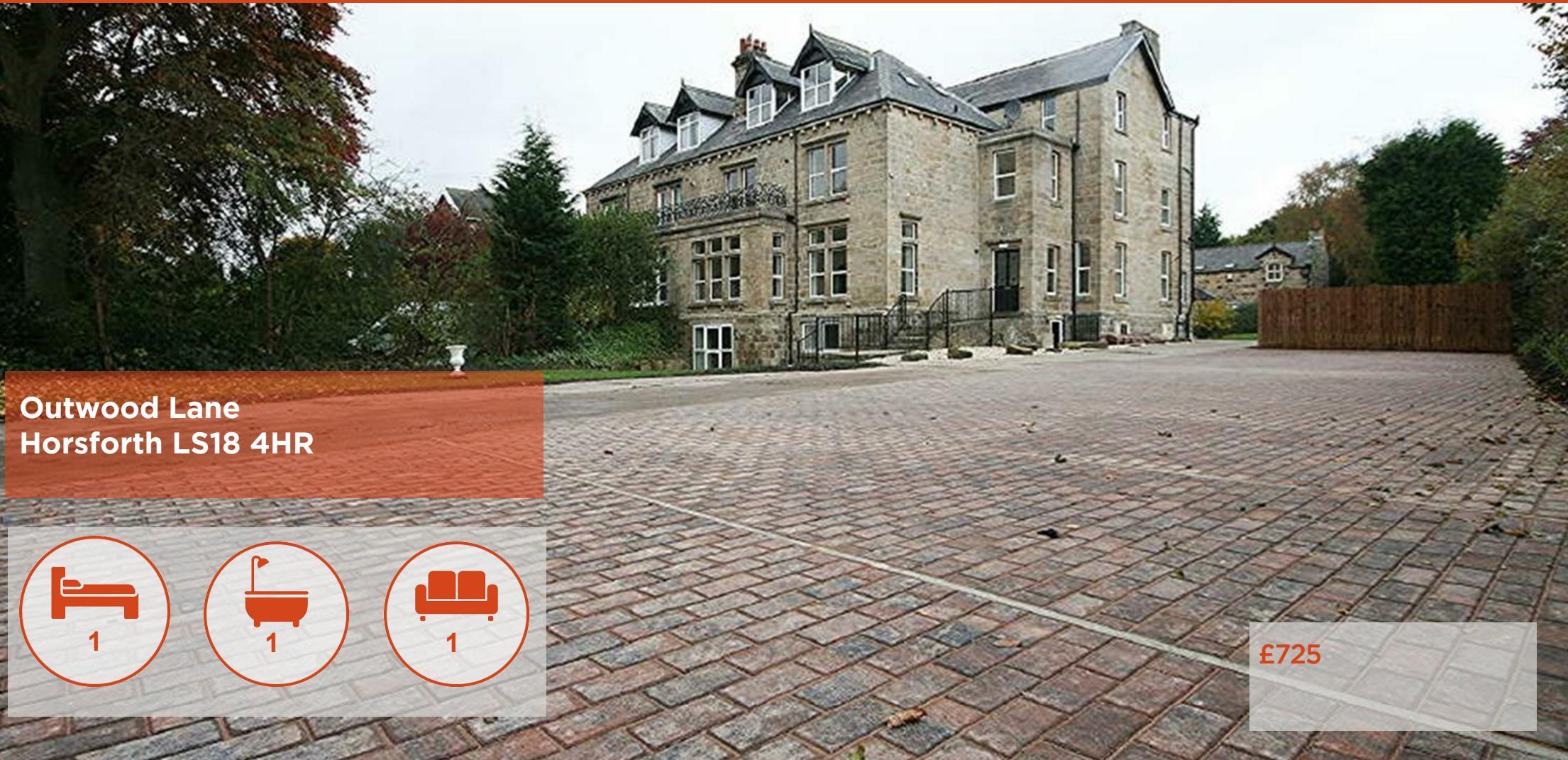


HARDISTY AND CO



hardistyandco.com

0113 239 0012

HARDISTY AND CO

AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | A superb one bedroom apartment in this stunning building, a modern contemporary look combined with a character features and a light and airy feel!! Presented to a high standard complementing the building and being ready to move into. With excellent access to Leeds city centre and amenities and wine bars. Viewing is essential! EPC RATING C



LOCATION

This property is conveniently situated sitting just off New Road Side (A65). Commuting is straight forward; both the A65 and the Ring Road (A6120) are on hand providing major links to the motorway networks and the centres of Leeds and Bradford. Across the other side of the village is the Horsforth train station offering services to Leeds, York and Harrogate. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away. There are many facilities on offer in the 'village' including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is vast, catering for all tastes and age groups.

HORSFORTH

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GUISELEY

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OTLEY

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LS12

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HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed down towards the city centre. Proceed down the hill for approximately a quarter of a mile and take the fourth left turning onto OUTWOOD LANE. The building can be identified towards the end of Outwood Lane and is identified by our To Let board. Post Code - LS18 HR

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. 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 ANNUALLY BEFORE PAYING THE HOLDING DEPOSIT.

LOWER GROUND FLOOR APT

Comprising...

LIVING/DINING AREA

A spacious room with modern neutral decor and carpeting. Inset spotlights. Central heating radiator and uPVC double glazed windows. uPVC door leading to outside.

KITCHEN

A range of modern base and drawer units with complementary work surfaces and tiled splashbacks. Electric oven, hob and extractor fan and stainless steel sink with mixer tap, washer/dryer and fridge/freezer. Double glazed doors leading to the living dining area.

BEDROOM ONE

A large double room in modern neutral decor and carpeted. Inset spotlights. Central heating radiator and uPVC double glazed windows.

BATHROOM

A modern three piece suite comprising of bath with electric shower over, hand basin and low flush w/c. Fully tiled in modern ceramics and lino flooring. Inset spotlights. Central heating radiator.

MANAGED BY LANDLORD

BROCHURE DETAILS



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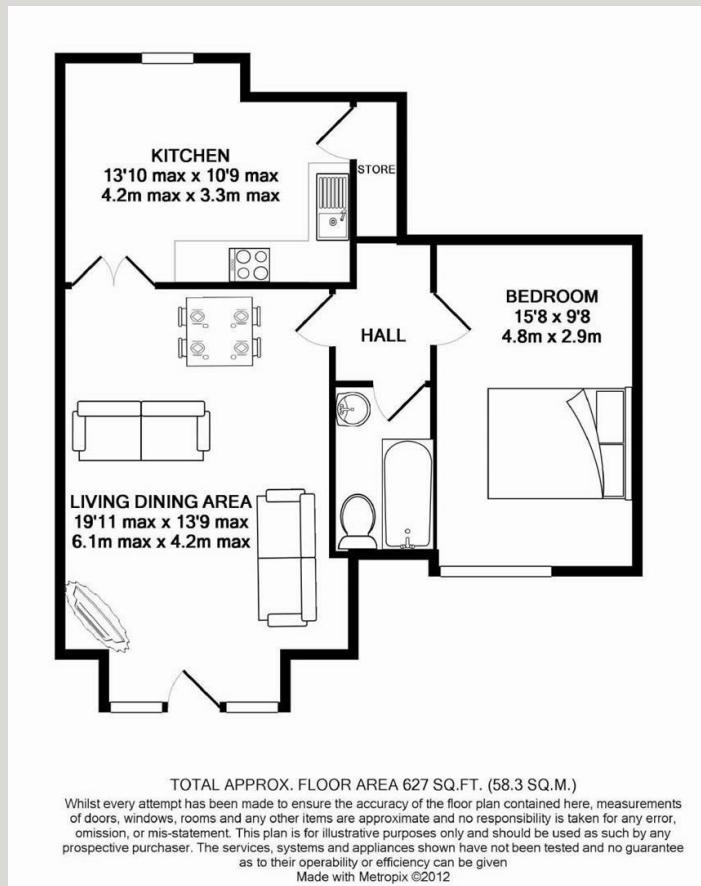
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running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

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.