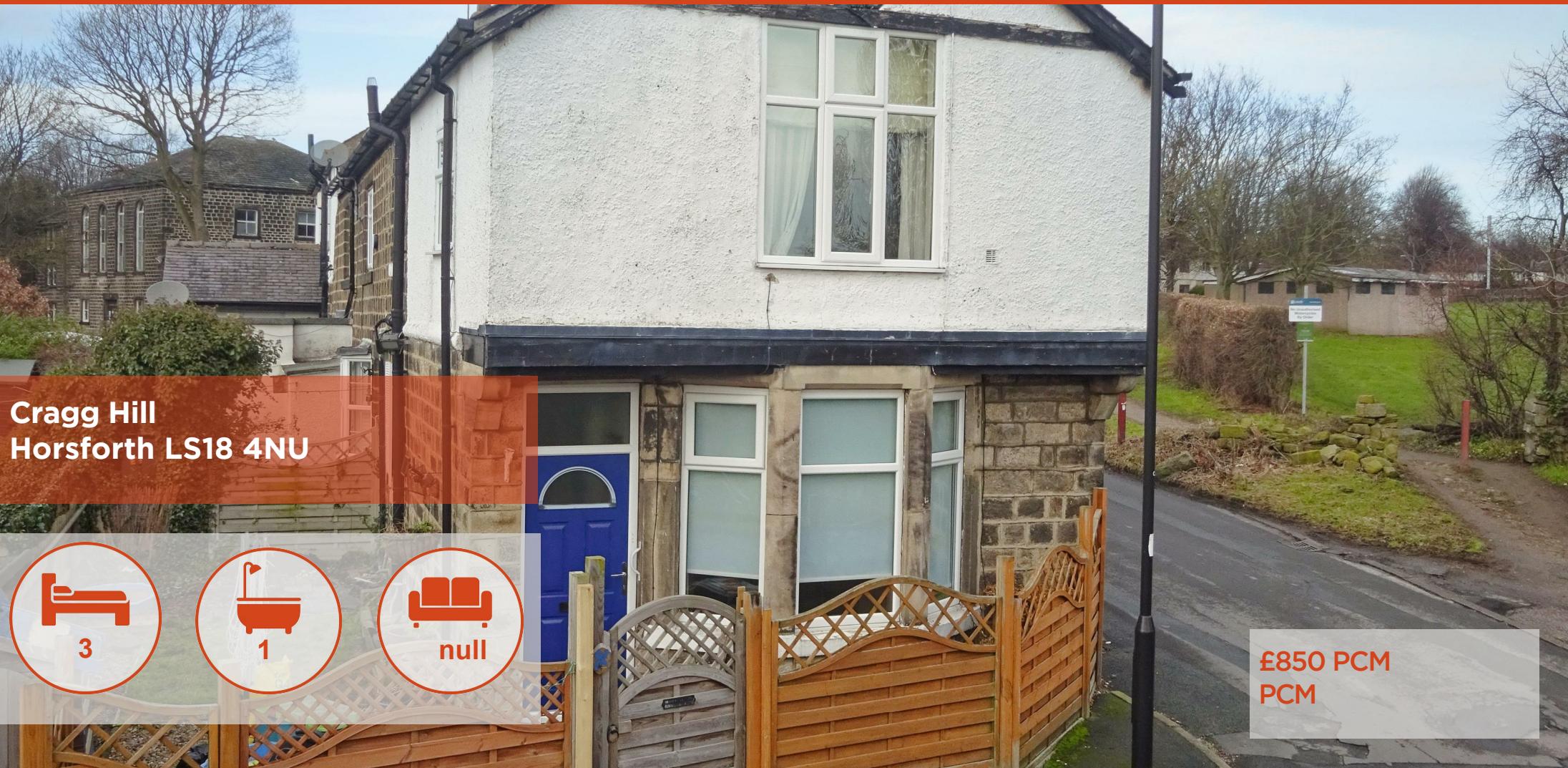


# HARDISTY AND CO



Cragg Hill  
Horsforth LS18 4NU



£850 PCM  
PCM

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\*\*AVAILABLE 31ST JANUARY \*\* \*\*UNFURNISHED\*\* \*\*DEPOSIT APPLY\*\* SUPERB, THREE BEDROOM END TERRACE COTTAGE. Located in PRIME POSITION, in CENTRAL HORSFORTH - QUIET YET CONVENIENT and only a SHORT WALKING DISTANCE to the VAST ARRAY of AMENITIES on NEW ROAD SIDE. The location also provides EXCELLENT COMMUTER LINKS to BOTH LEEDS & BRADFORD City Centres with FANTASTIC PUBLIC TRANSPORT services as well. FINISHED to a HIGH STANDARD. LOW MAINTENANCE COTTAGE STYLE GARDEN continuing to the SIDE with a PATIO AREA. EPC D



## INTRODUCTION

This lovely end terrace is set in a quiet yet convenient position in Horsforth within walking distance of New Road Side's excellent amenities. Some of which include a vast array of shops, bars and restaurants. The property offers three spacious bedrooms, modern kitchen and bathroom suite and has a high quality finish throughout. The decor theme is neutral and contemporary with quality fittings. Also boasting a fully enclosed garden with patio area, ideal for entertaining.

## LOCATION

Cragg Hill is a very popular 'back water' location situated within minutes of New Road Side (A65) which provides an excellent range of local shops, pubs, restaurants and eateries. In addition, Horsforth Town Street and Station Road offer a further extensive range of amenities. The A65 provides excellent access to Leeds City Centre via private or public transport and the Ring Road (A6120) is also close by giving main links to Leeds, Bradford, York and Harrogate.

## HORSFORTH

horsforth@hardistyandco.com  
0113 2390012

## GUISELEY

guiseley@hardistyandco.com  
01943 870970

## OTLEY

otley@hardistyandco.com  
01943 468999

## LS12

ls12@hardistyandco.com  
0113 2310933

hardistyandco.com

## HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed towards the city centre. Just after the car sales garage and immediately after the pedestrian crossing turn left into Regent Avenue. Proceed up to the top of Regent Avenue and the property CRAGG HILL can be found on the left-hand side on the corner identified by our 'TO LET' Board. Ample parking is available opposite the property.

## 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. 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.

## ACCOMMODATION

### GROUND FLOOR

Timber and glazed entrance door leading into...

### ENTRANCE LOBBY

With parquet flooring and neutral decor. Staircase leading to first floor. 'Oak' door leading into...



## LOUNGE

13'0" x 12'0" including bay

Attractive 'White Adams' style wooden fireplace set to chimney breast with open 'dog grate' and real fire. With neutral decor theme and feature ceiling cornice and ceiling rose. uPVC double glazed bay window to front elevation. Oak door leading into...

## DINING KITCHEN

14'0" x 11'0"

Modern fitted kitchen with a superb range of wall, base and drawer units. Sink and side drainer with matching mixer taps. Automatic washing machine and integrated dishwasher. 'Speckled' effect working surfaces. Double range cooker. Part-tiled in modern ceramics with neutral decor to the remainder. Central heating radiator. Stable door to side elevation. Sealed unit double glazed window to side elevation. Useful pantry.

## LANDING

Modern neutral decor. Access to loft. 'Oak' doors leading into....

## BEDROOM ONE

13'0" x 10'0"

Great size double room with modern two-tone decor. Stripped & stained floorboards. Central heating radiator. uPVC double glazed window to front elevation.

## BEDROOM TWO

11'0" x 10'9"

A second great size double. Again with two tone decor. Useful airing cupboard and further storage cupboard. uPVC double glazed window to side elevation.

## BEDROOM THREE/STUDY

5'5" x 7'6"

Great additional room providing multi functional use. Providing bright neutral decor theme. Central heating radiator. uPVC double glazed window to side elevation.

## BATHROOM/W.C

4'7" x 8'0"

Fitted with a three-piece suite in 'white' comprising panel bath with chrome mixer shower over, pedestal wash-hand basin and low flush W.C. Fully-tiled in modern ceramics. Central heating radiator. uPVC double glazed window to side elevation.

## OUTSIDE

Attractive low maintenance 'cottage' style garden with attractive plants & shrubs. The garden continues to the side of the house with a patio area - ideal for sitting out & entertaining.

## MANAGED BY AGENT

## BROCHURE DETAIL

HARDISTY AND CO prepared these details, including photography, in accordance with our estate agency agreement.



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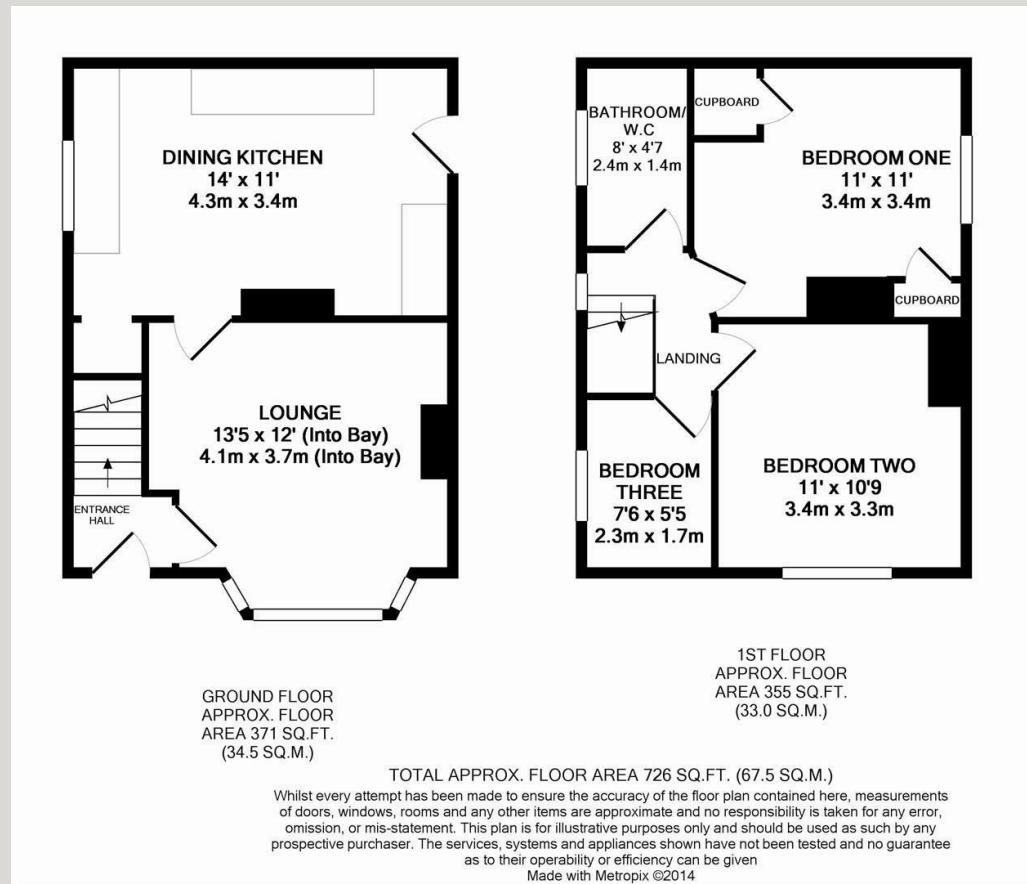
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# HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
England & Wales		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.