

HARDISTY AND CO

Back Lane
Horsforth LS18 4RF



£950 PCM
PCM

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AVAILABLE 14TH AUGUST | UNFURNISHED | DEPOSITS APPLY | WELL PRESENTED TWO DOUBLE BED TERRACE. Located in the MOST POPULAR and SOUGHT AFTER area of HORSFORTH. Within WALKING DISTANCE to all the amenities of TOWN STREET and NEW ROAD SIDE. FANTASTIC TRANSPORT LINKS. TRAIN STATION on the other side of the village. ON STREET PARKING with the added benefit of a rear garden. Sorry no pets. EPC D



INTRODUCTION

We are pleased to offer to the rentals market, this fantastic two bedroom property in the most convenient and sought after location of Horsforth. Situated just off Town Street, offering a very versatile range of shops, bars, restaurants and high street banks. Within walking distance to New Road Side and to the Train Station, providing frequent services to Leeds, Harrogate and York. The property itself offers spacious modern living with the added benefit of a garden to the rear. The neighbouring villages of Pudsey and Kirkstall are close by, both offering a vast range of facilities including the Savins Mill Way retail park and New Pudsey Train station, as well as the new Kirkstall Bridge shopping centre, currently under construction.

LOCATION

Early viewing is essential as properties on Back Lane let quickly! The location is excellent, situated at the bottom of Horsforth Town Street, extremely convenient within a short walk of all the excellent local amenities including supermarkets, shops, restaurants and pubs, along with a regular bus route. Commuting is easy, both the A65 and A6120 are on hand providing major links to the motorway networks and the centers of Leeds and Bradford. Across the other side of the village is the Horsforth train station offering services to Leeds, York & Harrogate.

HORSFORTH

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0113 2390012

GUISELEY

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OTLEY

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LS12

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0113 2310933

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up towards the Horsforth roundabout. Take your first right into Charles Street and proceed to the top. At the junction with Broadway (A6120) turn left and at the 'Eleventh Earl' traffic lights turn right into Fink Hill. Take your first right into Stoney Rise and at the marked junction turn right into BACK LANE. The property 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

TO THE GROUND FLOOR

LOUNGE

Fantastic size living space offering modern neutral decor and carpet throughout. With feature exposed ceiling beams and exposed brick chimney breast with cast iron inset fire. Large window to the front elevation. Central heating radiator. Shelving built in to the alcove.

DINING AREA

Large dining area, that leads into the kitchen. Offering neutral decor and feature exposed beams. Window to the rear elevation.

KITCHEN

Great size kitchen, fitted with a modern range of wall, drawer and base units and contrasting beech effect work surfaces. With ceramic mosaic effect tiling to the splash back area. Integrated oven with 4 ring gas hob and stainless steel extractor over. Slate flooring throughout.

LOWER GROUND FLOOR

CELLAR

Fantastic cellar space, divided into two separate areas. Neutral walls and laminate flooring throughout. Windows to the front and rear.

Please note that cellars are not liveable spaces, we are unable to guarantee the condition of these areas. Please note, any personal belongings stored in these areas will be at your own risk, and the landlord or agent will not be responsible for any damage caused to the items from being stored in these areas.

TO THE FIRST FLOOR

BEDROOM ONE

Fantastic size double bedroom, with neutral walls and stained hard wood flooring throughout. Window to the front elevation.

BEDROOM TWO

Second great size double room. Again offering neutral decor and hardwood flooring. Central heating radiator and window to the rear elevation.

BATHROOM

Great size family bathroom, with white three piece suite and neutral walls. Comprises of low flush WC, hand wash basin and bath with shower over. Window to the rear elevation.

TO THE SECOND FLOOR

ATTIC BEDROOM

Really great living space with neutral decor and carpet throughout and the added benefit of built in storage. Two velux windows and feature exposed ceiling beams.

OUTSIDE

Delightful garden to the rear with small lawned area and patio area as well, perfect entertaining space.

MANAGED BY AGENT

BROCHURE DETAILS



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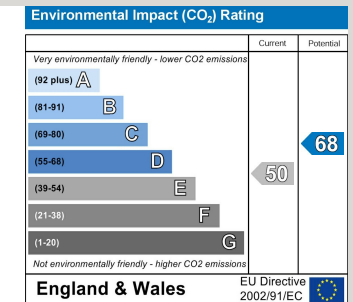
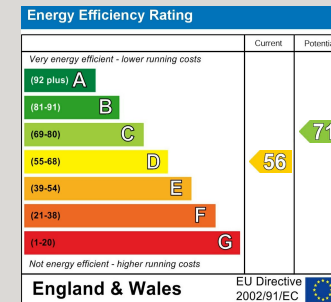
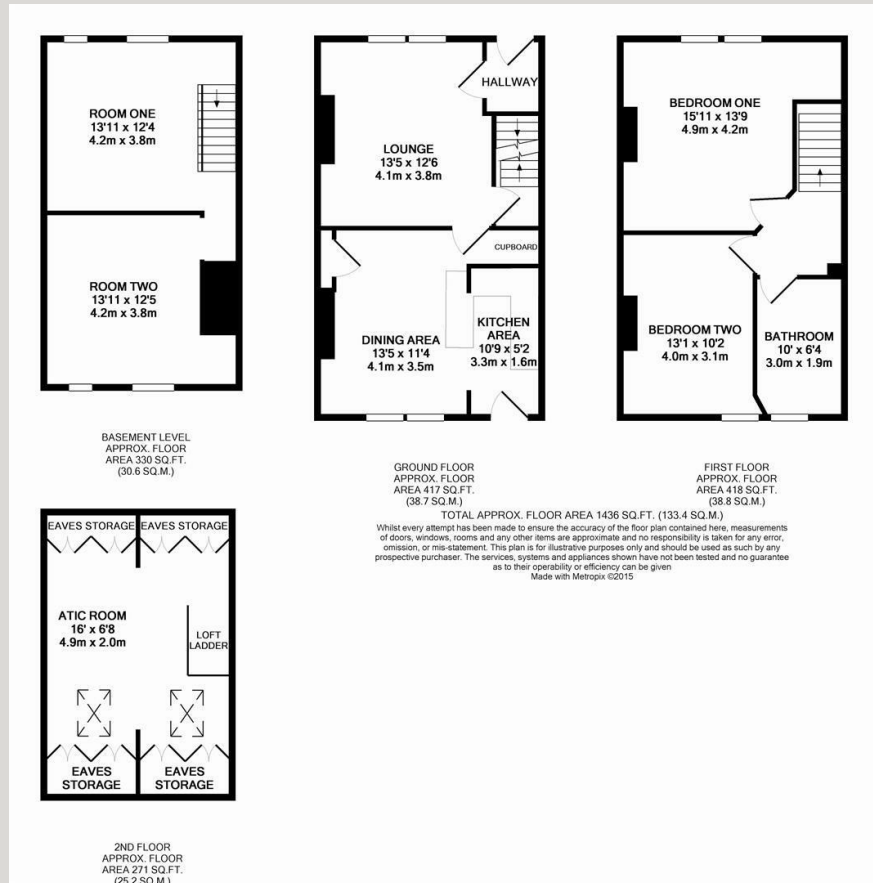
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre 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.