

HARDISTY AND CO



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| AVAILABLE 28 AUGUST | UNFURNISHED | DEPOSITS APPLY
| STUNNING, FOUR bed., STONE terrace home RETAINING
IMPRESSIVE PERIOD FEATURES & sited in this PRIME
Horsforth loc., minutes from amenities, HIGHLY REGARDED
SCHOOLS, Hall Park & the TRAIN ST. Great bus/road links too!
On street parking to front & rear & pleasant ENCLOSED front
garden, briefly, entrance hall, delightful, formal reception room,
MODERN, STYLISH family DINING KIT., to the rear with access
down to large CELLAR, THREE good size beds., & four piece
house bathroom to 1st flr & fabulous MASTER BEDROOM
SUITE to 2nd flr. Nicely finished throughout, gas ch & uPVC dg.
EPC - D



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INTRODUCTION

| AVAILABLE 28 AUGUST | UNFURNISHED | DEPOSITS APPLY | Delightful, well presented and spacious, four bedroom, stone terrace home retaining impressive period features throughout and sited over three floors. Offering on street parking to the front and rear and pleasant, lawned garden to the front which is enclosed, this property sits in such a prime Horsforth location, minutes from excellent amenities, highly regarded schools, Hall Park and the train station. There are great bus/road links too! Finished to a high standard throughout with uPVC dg and gas ch, comprises, a lovely, bright and airy lounge with feature open fireplace with stone lintel over, stone sides and housing a cast iron, log burning stove, a generous family dining kitchen to the rear with pleasant outlook and access out. The dining area has a feature stone flagged floor and there is a cream, Shaker style fitted kitchen with impressive Range style cooker with multiple ovens and gas burner fridge and dishwasher. A large cellar can be accessed from here which has two useful rooms. Upstairs to the first floor are three great size bedrooms and a modern four piece house bathroom incorporating a bath, shower enclosure with thermostatic shower/controls, WC and wash hand basin. To the second floor is the amazing Master bedroom suite with fabulous exposed stone wall, exposed beams and modern, fully tiled three piece ensuite shower room. Such a haven at the top of the house with Velux windows.

LOCATION

This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc also on hand. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

HOW TO FIND THE PROPERTY

From our office at New Road Side (A65) proceed down towards Leeds City Centre. Take your first left turn into Sunnybank Avenue and proceed to the junction with Featherbank Lane. Turn right and first left into REGENT ROAD. Post Code - LS18 4NP

FEES AND 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. 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 BEFORE PAYING THE HOLDING DEPOSIT.'

ACCOMMODATION

Four panelled doors fitted throughout.

GROUND FLOOR

Timber entrance door with stained glass infills with transom over to ...

ENTRANCE HALL

With staircase up to the first floor and doors to ...

LOUNGE

13'9" x 10'2"

A delightful, light and airy reception room with large window to the front elevation, alcoves to both sides of the chimney breast, one with fitted shelving and storage cupboard. Stunning feature open fireplace with stone lintel and sides housing a cast iron log burning stove - perfect for those chilly nights in! Neutral decor theme and solid wood flooring. Ceiling coving, picture rail and deep skirtings.



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DINING KITCHEN

14'1" x 16'8"

Such a good size family space at the rear of the house with pleasant outlook and access out to the garden. Feature flagged floor to dining area and continuation of the solid hardwood flooring to the kitchen. Neutral decor theme and useful open access to both side of the chimney breast wall. Impressive Range cooker with multiple ovens and gas burners and extractor fan over. Cream Shaker style fitted kitchen with solid timber worksurfaces and a white Asterlite sink with drainer and mixer tap. Dark grey porcelain tiles to splashbacks and recessed spotighting. Fridge, dishwasher along with the Range cooker. Access to rear yard, additionally access down to the ...

LOWER GROUND FLOOR

CELLAR

14'1" x 5'2"

A large cellar comprising of two rooms:

Room 1 - 15'8" x 16'0" - provides useful storage space.

Room 2 - 14'1" x 5'2" - utility space.

Please note that garages and 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.

FIRST FLOOR



LANDING

With stairs up to the second floor and doors to ...

BEDROOM TWO

16'9" x 14'1"

A double bedroom at the front of the house with pleasant outlook, neutral carpet and decor with one feature green wall.

BEDROOM THREE

10'5" x 10'9"

A small double/large single bedroom at the rear of the house with pleasant outlook, neutral decor theme and carpet.

BEDROOM FOUR

6'6" x 14'1"

Another comfortable double with window to the front elevation and fabulous, feature exposed stone walling, feature paper decor with co-ordinating colour scheme to remainder and neutral carpet.

BATHROOM

5'10" x 12'9"

A four piece house bathroom incorporating a bath with central mixer tap and shower attachment, generous shower enclosure with thermostatic shower/controls, WC and half wash hand basin. Solid wood flooring, pleasant, pastel decor theme and tiling to wet areas. Recessed spotighting and window to the rear elevation.

SECOND FLOOR



MASTER BEDROOM SUITE

16'0" x 22'7"

Wow!!! A fabulous Master bedroom at the top of the house - a real haven of peace and quiet with fabulous exposed stone wall, exposed beams, neutral decor theme and carpet. Three Velux windows flood the room with natural light and there is limited head height to parts. Door to ...

ENSUITE SHOWER ROOM

8'10" x 5'6"

A modern shower room with Velux window, generous shower enclosure, thermostatic shower/controls, WC and wash hand basin. Heated towel rail and fully tiled in large ceramics.

OUTSIDE

There is on street parking to both the front and rear, a path leads up to the front door with lawned garden to one side - the front garden is enclosed. A stable style double door and steps down lead to the rear parking.

BROCHURE DETAILS

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



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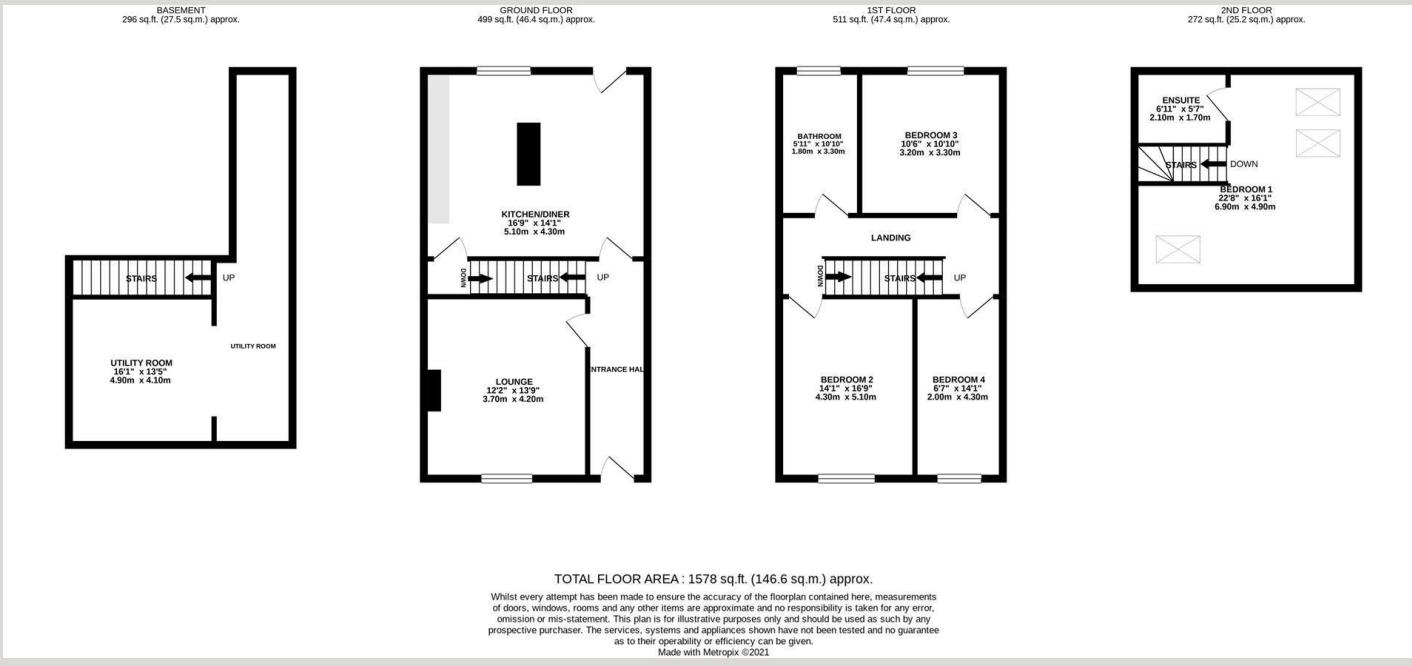
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running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



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