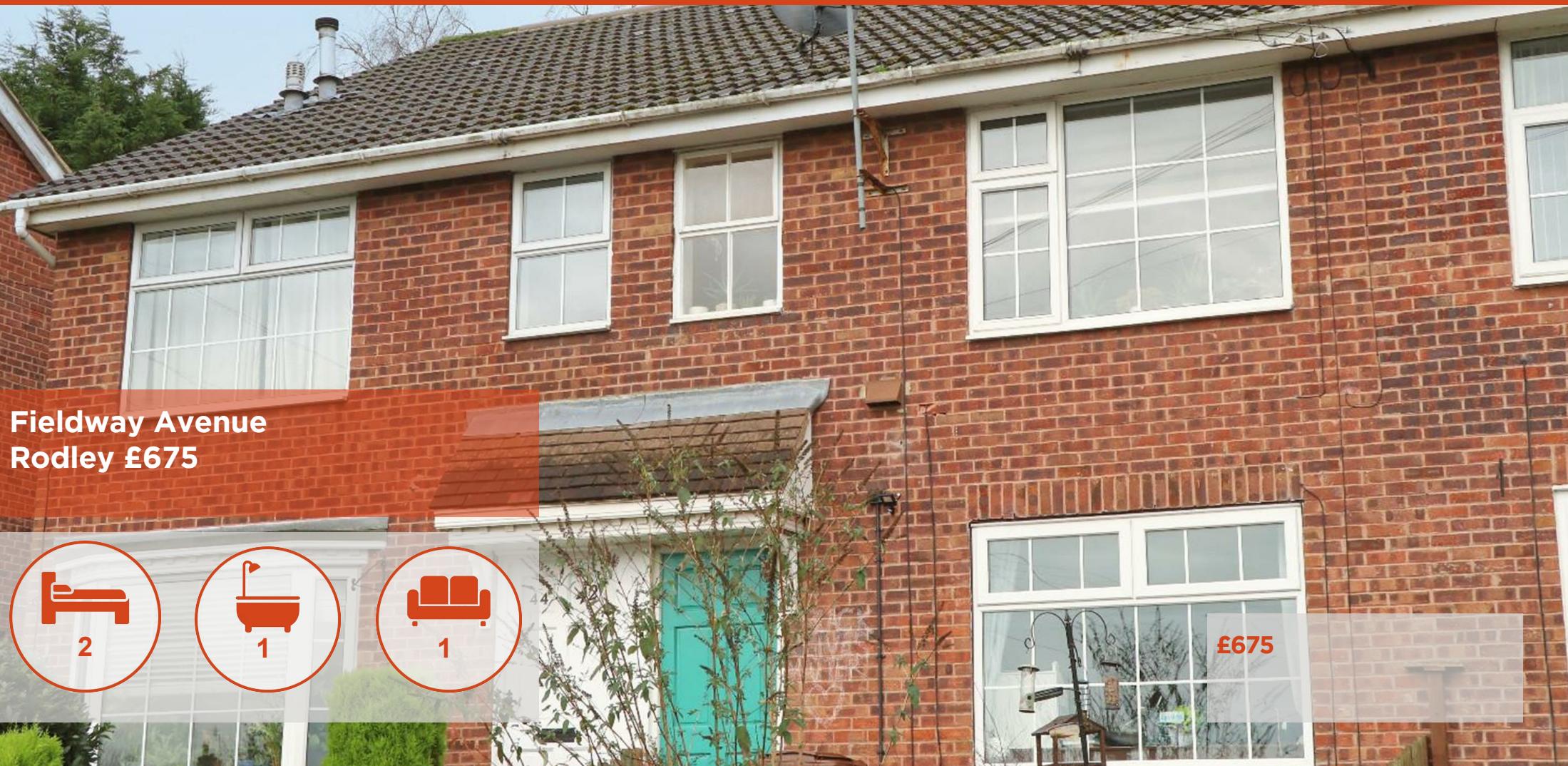


HARDISTY AND CO



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AVAILABLE NOW | UNFURNISHED | DEPOSITS APPLY | Well presented FIRST FLOOR TWO BEDROOM APARTMENT, tucked away in a peaceful cul-de-sac in good proximity to Rodley and Farsleys' excellent amenities, schools and transport links. Spacious lounge/dining room, WELL PRESENTED KITCHEN, two good size bedrooms and a bathroom. ONE ALLOCATED CAR PARKING SPACE and plenty of additional visitors parking, with a communal lawned garden area also. Such a lovely apartment is sure to attract attention, call us now! This one won't wait around! Sorry No Children & No Pets.



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INTRODUCTION

A well presented apartment with spacious accommodation which is light and airy throughout. This two bedroom first floor apartment is tucked away in a peaceful cul-de-sac in good proximity to Rodley and Farsleys' excellent amenities, schools and transport links. In brief, the property consists of; spacious living/dining room, well presented kitchen, two good size bedrooms and a bathroom. Outside, the property offers one allocated parking space and plenty of additional visitors parking, with a communal lawned garden area also. Such a lovely apartment is sure to attract attention, call us now! This one won't wait around!

RODLEY

The up and coming area of Rodley is extremely popular with professionals and families alike and is easily accessed from the

Ring Road (A6120). The canal, which provides pleasant walks, along with the Millennium Trail are both found within the Village and provide water-side activities and a wonderful place to walk. Commuting to the business centres of Leeds & Bradford is easy either by private or public transport. Just a short car ride away is the popular Owlcoates Centre at Pudsey offering a selection of major high street retailers and a train station. Rodley 'village' offers a selection of shops, restaurants, cafes and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants, public houses and eateries.

HOW TO FIND THE PROPERTY SAT NAV POST CODE LS13 1ED.

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

TO THE GROUND FLOOR
Timber entrance door into...



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COMMUNAL ENTRANCE

Stairs to the first floor landing, with door into...

LIVING/DINING ROOM

15'5" x 11'4"

With a good sized window to the front elevation allowing in good natural light, this room offers generous space in which to create zoned living and dining areas. Pleasant decor theme, wood effect floor covering. Door into the kitchen.

KITCHEN

11'7" x 5'3"

Fitted with a range of wood effect Shaker style units with granite effect worksurfaces and ceramic tiled splash-backs. Inset stainless steel sink, side drainer and modern mixer tap. Integrated oven four ring hob and extractor over. Space for fridge/freezer, dishwasher and washing machine. Recessed ceiling spotlights.

BEDROOM ONE

Spacious, light and airy with enough room to add a wardrobe if desired. Pleasant decor.

BEDROOM TWO

This room would make a good single room, home office etc. Pleasant decor theme. Wood effect floor covering.

BATHROOM

The bathroom is fully tiled to the walls and floor. Fitted with a suite comprising corner bath with thermostatic shower over, wash hand basin with vanity storage under and a W.C. Vanity mirror. Recessed ceiling spotlights. Extractor fan.

LOFT AREA

Providing handy storage space.

OUTSIDE

At the front of the property there is a well

maintained communal lawned garden and allocated on-street parking. A paved pathway leads to the timber entrance door.

BROCHURE DETAILS

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



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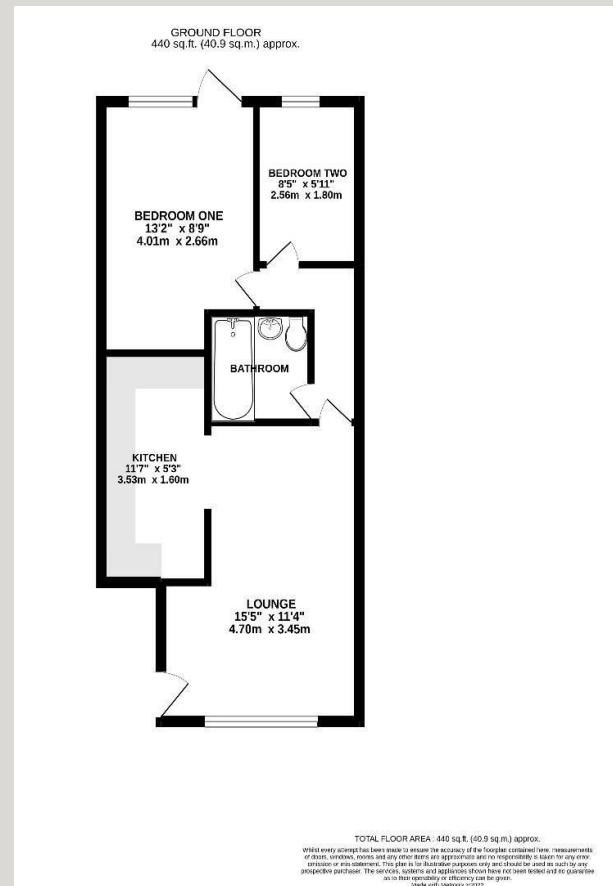
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running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

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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