

# HARDISTY AND CO

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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.

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South Lee  
Horsforth LS18 5LX

£995 PCM  
3 BEDROOM HOUSE

[hardistyandco.com](http://hardistyandco.com)

AVAILABLE 24TH NOVEMBER | UNFURNISHED | HOLDING FEE & DEPOSIT APPLY | SPACIOUS, MODERN & WELL PRESENTED THREE bed., semi detached family home sitting on a great size plot with GARDENS to the front & side & ENCLOSED, PAVED PATIO area to the rear. A DRIVEWAY provides OFF ST., PARKING & leads to DETACHED GARAGE. MOST SOUGHT AFTER CENTRAL Horsforth loc., a WALK to SCHOOLS, amenities, Hall Park & with GREAT TRANSPORT LINKS too! TRAIN ST., on your doorstep! LIGHT & AIRY LOUNGE, DINING AREA, MODERN FITTED KITCHEN with Range style cooker, MASTER bed., with FITTED FURNITURE & MODERN white house bathroom! EPC - D

**INTRODUCTION**

**\*\*AVAILABLE .....\*\*UNFURNISHED\*\*FEES & DEPOSIT APPLY\*\*** A lovely, modern, well presented three bedroom family home in this most sought after central Horsforth location. Highly regarded schools, amenities and Hall Park are all a walk away and the Train Station is on your doorstep too! There are great transport links to Leeds, Bradford, Harrogate and York and the property sits on a great size plot! There are lawned gardens to the front and side elevations and an enclosed paved patio area to the rear. There is a driveway providing off street parking and leading to a detached garage. Comprises, to the ground floor, an entrance hall, good size lounge with large window to the front elevation and feature fireplace, sliding doors lead through to a dining area and there's a modern fitted kitchen with ample storage and worktop space, a Range style cooker and access out to the rear garden. Upstairs are the three bedrooms, two of which are double rooms, the Master with a full wall of fitted furniture. The house bathroom is modern with a shower over the bath, pedestal basin and WC. There's modern, neutral tiling to wet areas. A modern, light and airy family home with ample outside space!

**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 all based a short distance away. 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 on New Road Side proceed West for a short distance and take a right turn into Rose Terrace. At the top turn left and proceed to the traffic lights, take a right turn into Fink Hill, left into Hall Lane, then take a right turn into Hall Park Avenue. South Lee can be found on the left hand side and the property can be identified by our To Let board. Post Code LS18 5LX.

**HOLDING FEE 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.

**ACCOMMODATION**

**GROUND FLOOR**  
uPVC double glazed side entrance door to ...

**ENTRANCE HALL**  
A lovely, light and airy space with window to the front elevation, staircase up to first floor and doors to ...

**LOUNGE**



Another light and airy space with sliding doors through to the dining area and large window to the front elevation. Feature fireplace housing a coal effect fire, modern wood effect flooring and neutral decor theme.

**DINING AREA**



A useful dining area with continuation of the modern flooring from the lounge, window to the rear elevation and neutral decor theme. Modern, vertical central heating radiator.

**KITCHEN**



A modern fitted kitchen at the back of the house with access out to the garden. Dual aspect to the side and rear elevations, modern, neutral decor, tiled floor, neutral tiling to splashbacks and Range style cooker with multi ring gas hob, stainless steel splashback and extractor fan over. One and a half bowl stainless steel sink and side drainer with mixer tap.

**FIRST FLOOR**

**LANDING**  
Window to the side elevation and doors to ...

**BEDROOM ONE**



A good size double bedroom with modern wood effect flooring, large window to the front elevation so lots of natural light and quality, fitted furniture to one wall.

**BEDROOM TWO**



At the back of the house with modern wood effect flooring, window to the rear elevation and neutral decor theme.

**BEDROOM THREE**



At the front of the house modern wood effect flooring and pleasant aspect. Ideal nursery or home office if required with neutral themes.

**BATHROOM**



A modern, white house bathroom with shower over the bath, shower screen, pedestal wash hand basin and WC. Modern tiling to wet areas with neutral decor to remainder. Modern flooring and window to the rear elevation.

**OUTSIDE**



The property sits on a great size plot with lawned gardens to the front and side elevations and a pleasant, paved, enclosed seating area to the rear. A brick paved driveway provides off street parking and leads to a detached garage.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	80	76	76
61	80	55	76

England & Wales EU Directive 2002/91/EC

