

HARDISTY AND CO

Rose Avenue
Horsforth LS18 4QE



£875 PCM
PCM

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AVAILABLE 22ND OCTOBER | PART- FURNISHED | DEPOSITS APPLY | A VERY WELL PRESENTED, TWO BEDROOM TERRACED property. Located in HORSFORTH and WITHIN WALKING DISTANCE to all local amenities including BARS, RESTAURANTS and SHOPS to suit all tastes and ages. The TRAIN STATION is just on the other side of the village again within reasonable walking distance. ON STREET PARKING. EPC D



INTRODUCTION

Located in the most popular and sought after location of Horsforth is this delightful two double bed terraced property. A stones throw away from an extensive range of amenities on both New Road Side and Town Street. Offering accommodation over three floors as well as useful cellar storage space. Neutral decor throughout the property with traditional fireplace to the lounge and four piece house bathroom. There is an enclosed gated garden to the rear with a sunny aspect.

LOCATION

This excellent location is essential for those with busy and hectic lifestyles, wanting to live in a 'trendy' and convenient location! The property sits just between the Ring Road (A6120) and New Road Side (A65). Commuting is easy; both are on hand and provide major links to the motorway networks and the centres of Leeds and Bradford. Across the other side of the village is the Horsforth train station offering services to Leeds, York & Harrogate. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away. There are many facilities on offer in Horsforth including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is excellent catering for all tastes and age groups and most are within easy walking distance of this property.

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 towards Horsforth roundabout and take your third right turn into ROSE AVENUE. 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. 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

LOUNGE

Fantastic size room, neutral throughout with original coving and lovely high ceilings. Featuring fitted electric fire with traditional solid oak surround. Central heating radiator and uPVC window to the front elevation.

KITCHEN

Fitted with a range of wall, drawer and base units with roll edge work surfaces and ceramic tiled splash backs. Built in oven with hob and extractor and one and a half bowl sink unit. With door to cellar, central heating radiator and uPVC double glazed window to the rear

elevation. Door to rear yard. Fridge/freezer and washer included.

CELLAR

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.

FIRST FLOOR

LANDING

Internal stripped wooden doors and floors with central heating radiator.

BEDROOM ONE

Great size first double bedroom, with neutral decor and carpet throughout. Built in wardrobes with extra storage cupboards above, central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

Modern fitted bathroom of excellent proportions, comprising of four piece suite including low flush WC, hand wash basin, panel bath and separate shower cubicle. Ceramic tiled splash backs. Cupboard housing the boiler. Central heating radiator and uPVC window to the rear elevation.

BATHROOM PHOTO TWO

SECOND FLOOR

BEDROOM TWO

Second good size double room. Central heating radiator and uPVC glazed dormer window to the front elevation.

OUTSIDE

To the front of the property, there is a small garden and to the rear there is an enclosed, gated paved garden enjoying a pleasant sunny aspect - really great entertaining space.

MANAGED BY AGENT

BROCHURE DETAILS

HARDISTY & Co prepared these details, including photography, in accordance with our estate agency agreement.



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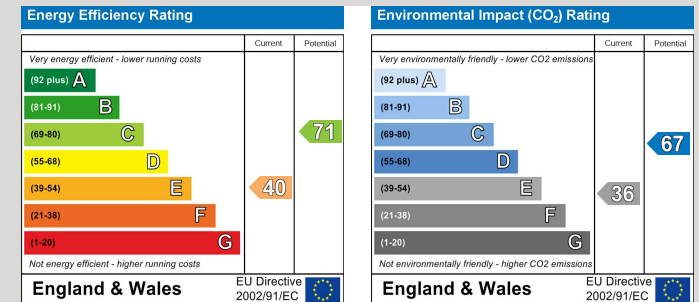
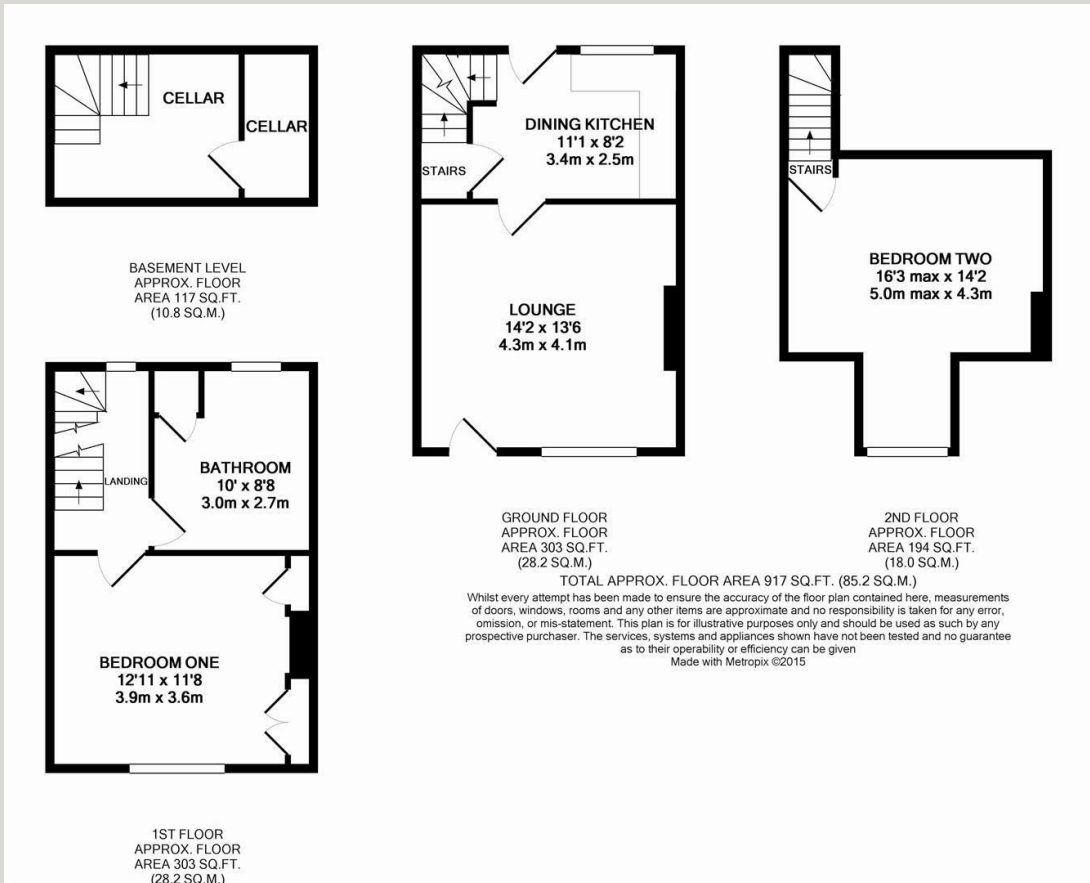
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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