

HARDISTY AND CO



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AVAILABLE 18TH FEBRUARY | FURNISHED | DEPOSITS APPLY | A STUNNING, TWO DOUBLE BEDROOM DUPLEX APARTMENT, PART OF THIS STUNNING CONVERSION, with contemporary MEZZANINE FLOOR. With an OPEN PLAN ASPECT yet having WELL DEFINED KITCHEN & LOUNGE SPACES. Situated in this POPULAR DEVELOPMENT in the SOUGHT AFTER AREA of APPERLEY BRIDGE, only a SHORT WALK to LOCAL AMENITIES and ONLY A STONES THROW AWAY from the CANAL - PROVIDING PLEASANT WALKS and BIKE RIDES with VIEWS of the MARINA. ROAD & PUBLIC TRANSPORT LINKS on hand, are EXCELLENT providing EASY ACCESS to the BUSINESS DISTRICTS of LEEDS, BRADFORD & HARROGATE as well as the MOTORWAY NETWORK. The NEW TRAIN STATION, just UP THE ROAD, is within walking distance. The property also BOASTS SECURE CAR PARK ENTRY SYSTEM with ONE ALLOCATED PARKING SPACE. There is also a BIKE STORE, COMMUNAL GARDEN SPACE and CONCIERGE SERVICE ON SITE. EPC -D.



INTRODUCTION

We are extremely pleased to offer to the rentals market, this rare opportunity to live in a sought after location, on this popular canal side development. The property forms part of a stunning conversion, and provides two double bedrooms. The property oozes charm, and is finished to a high standard with a contemporary decor theme, yet retaining some original features including exposed ceiling beams. A secure entry system and on site concierge service only enhance the appeal of the location. The New Train Station, just down the road as well as the excellent road and private transport links on hand, makes this an ideal commuter location. The property is within walking distance to the Canal, providing stunning walks and bike rides, with views of the Marina. The neighboring villages of Idle, Rawdon and Calverley are close by, offering a great range of restaurants, bars and shops and the popular Owlcoates centre is only a short drive away. Leeds & Bradford International Airport is only 4 miles away.

LOCATION

The area of Apperley Bridge is a sought after location close to Rawdon and Greengates. The City centres of Leeds and Bradford, the airport and the motorway network are easily accessible from here, along with the recently opened Train Station within walking distance. There are excellent schools, local pubs and eateries close by. The neighbouring villages of Horsforth and Yeadon are within a short drive and offer an abundance of shops, banks and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups. This home really would make an ideal purchase for professionals or families wanting to live in a popular setting with most conveniences only a short distance away.

HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

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HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Proceed straight on along Rawdon Road/Leeds Road and at the Rawdon traffic lights carry straight on down the From our office at New Road Side, Horsforth (A65) proceed up to the Horsforth roundabout. Proceed straight on along New Road Side, Rawdon until reaching the JCT 600 roundabout. Turn left into Apperley Lane and proceed down towards Apperley Bridge. Going up the hill, turn right onto Tenterfields and then right again into the Whitfield Mill development and Vernon Annex can be found immediately in front of you to the left side of the converted Mill.

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 BEFORE PAYING THE HOLDING DEPOSIT.

ACCOMMODATION

GROUND FLOOR

Private entrance door leading straight into...

OPEN PLAN LIVING

A really superb living space, offering fabulous high ceilings and a contemporary decor theme with feature exposed ceiling beams. Wooden flooring throughout leading directly into the kitchen area. Four large windows to the front and side of the property allow natural light to flood the room, really enhancing the space available and providing dual aspect. Stairs lead up to the mezzanine level.



LIVING AREA

KITCHEN AREA

Fitted with a modern range of wall, drawer and base units with complimentary work surfaces and ceramic tiled splash back. Integrated electric oven, with four ring electric hob and extractor over. Integrated fridge/freezer and dishwasher. Stainless steel sink and side drainer with mixer tap. Washing machine also included. With a useful breakfast bar.

BEDROOM TWO

10'10" x 9'9"

Leading off from the lounge area. A great size second bedroom, decorated in cool neutral tones and is carpeted throughout. With a stylish, ultra modern glass brick wall dividing the bedroom from the dining area.

STORAGE CUPBOARD

Good sized storage cupboard - a great addition to the property.

HOUSE BATHROOM

8'6" max x 5'3"

Modern fitted bathroom suite, comprising of a low flush WC, hand wash basin and 'P' shaped bath with shower over. Fully tiled in modern ceramics with exposed ceiling beam.

MEZZANINE FLOOR

MASTER BEDROOM

12'6" x 10'11"

A fantastic master bedroom suite decorated in contemporary neutral tones and carpeted throughout, With velux skylight and electric blind. Exposed ceiling beams.

ENSUITE

5'2" x 5'6"

Modern fitted shower room, comprising of low flush WC, hand wash basin and shower cubicle. Fully tiled in modern ceramics.

OFFICE / NURSERY AREA

10'7" x 6'7"

Small office area to the top of the stairs onto the mezzanine floor offering a really useful extra space.

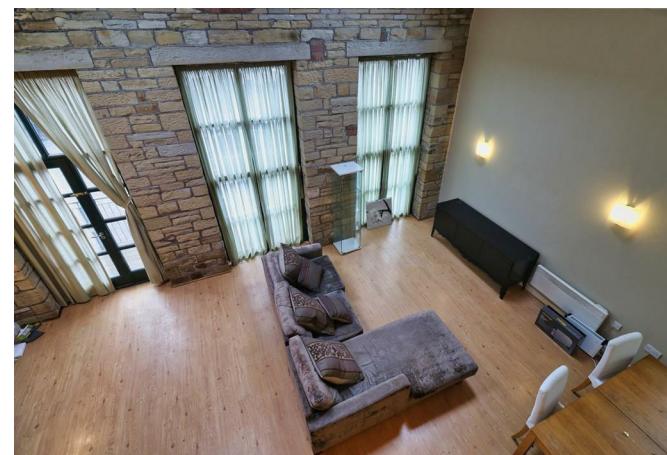
OUTSIDE

Communal grounds with the canal a stones throw away. One allocated parking space.

MANAGED BY AGENT

BROCHURE DETAILS

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



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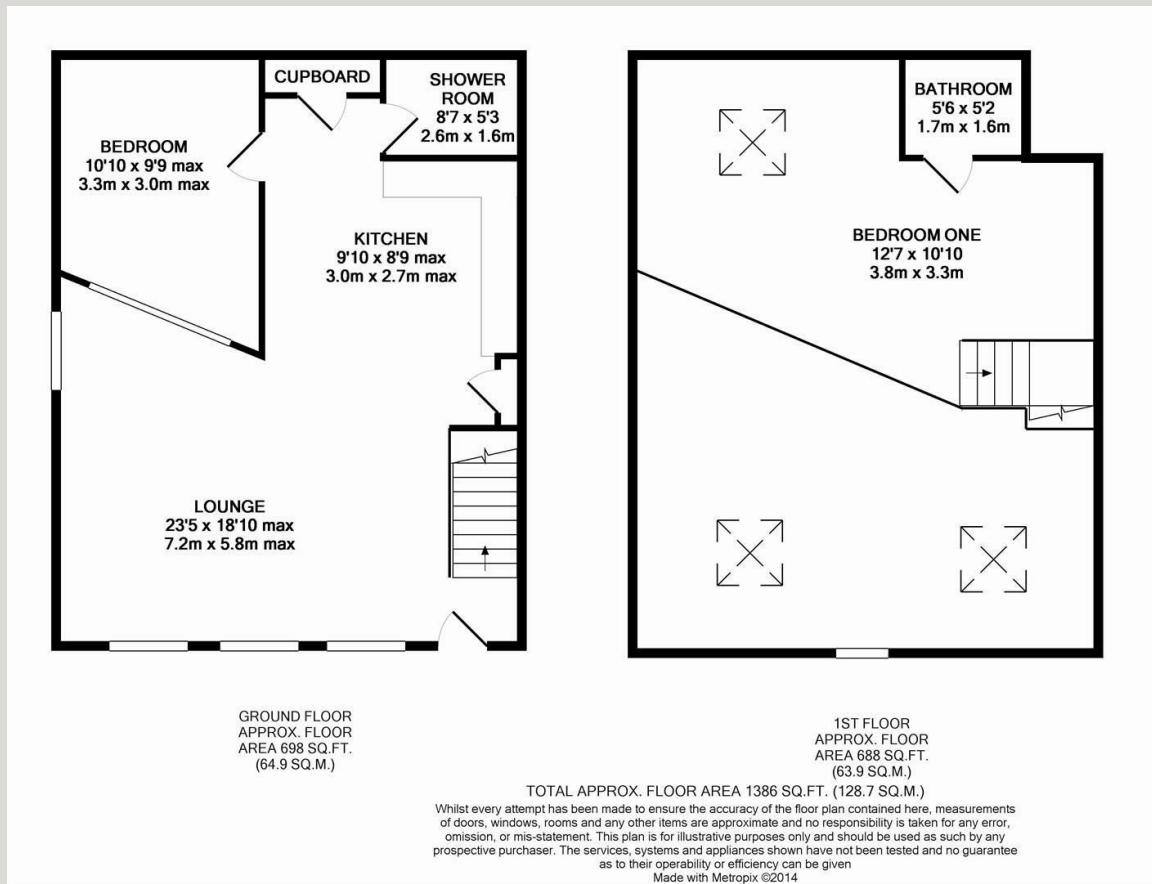
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D			65	
(39-54)	E			42	
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
Very environmentally friendly - lower CO ₂ emissions					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D			54	
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.