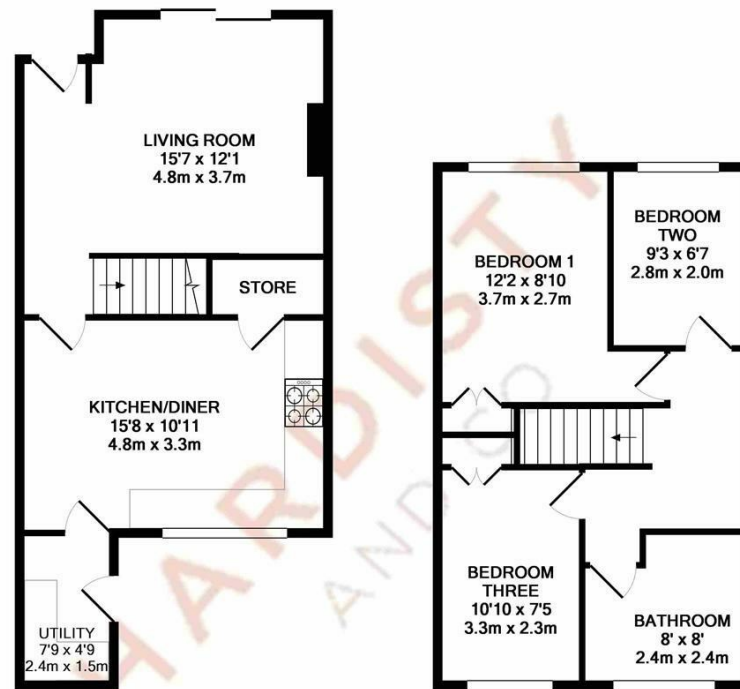


HARDISTY AND CO



GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018

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.

Horsforth
horsforth@hardistyandco.com
0113 2390012

Guseley
guseley@hardistyandco.com
01943 870970

Otley
otley@hardistyandco.com
01943 468999



hardistyandco.com

HARDISTY AND CO



Silk Mill Approach

LS16 6RP

£750 PCM

3 BEDROOM HOUSE -
TERRACED

hardistyandco.com

-AVAILABLE 12TH OCTOBER- UNFURNISHED- DEPOSITS APPLY- THREE BED MODERN STYLE TOWN HOUSE in COOKRIDGE - Spacious lounge, large kitchen-diner and a utility room/porch - First Floor - THREE BEDROOMS and a MODERN BATHROOM - Front and rear gardens. Close to local train station in Horsforth, excellent amenities, schools etc. EPC -D

INTRODUCTION

Three bedroom house is set in a most convenient Cookridge location, close to the Railway Station at Horsforth and Holt Park Shopping Centre, along with further excellent local amenities. Recently re-decorated so a well presented home ready to move into. Spacious and bright lounge with french doors leading outside into the garden, large dining kitchen, utility, 3 neutrally decorated bedrooms and a modern house bathroom. Enclosed garden with decking and a lawn to the rear, small front garden. Gas central heating, double glazing.

LOCATION

Silk Mill Approach is located a short distance away from Tinshill Lane and Station Road. This area provides a good selection of local amenities including the Horsforth Train Station which provides rail links to the centres of Leeds and Harrogate. If you travel by car the A65 and A6120 are easily accessible and again provide main road links to the centres of Leeds, Bradford, York and motorway networks. Horsforth Village is just next door and provides an abundance of shops, banks and supermarkets. The area offers good selection of pubs, eateries and restaurants catering for many tastes and age groups.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed down towards Leeds city centre and at the bottom of the hill turn left into Hawksworth Road. Proceed to the Woodside roundabout and turn right into the Ring Road (A6120). Proceed up to the traffic lights and turn left into Spen Lane. Continue to the top of the hill and turn left into Otley Old Road. Proceed along and take your first left turn into Iveson Drive. Proceed down the hill and around the left sweep and then right into Silk Mill Way. Silk Mill Approach is the second on the left and the property can be identified by our "To Let" sign. Post Code LS16 6RP.

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

TO THE GROUND FLOOR

Door into...

UTILITY/PORCH



7'9" x 4'9"
A useful area taking care of utility requirements and fitted with white wall and base units, space for washing machine. Ideal for coats and shoes. New boiler. Leading into...

KITCHEN-DINER



15'7" x 10'10"
Spacious and bright fitted with wall, base and drawer units. Complementary work-surfaces, inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiled splash-backs. Timber effect flooring. Point for cooker. Ample space for a good sized table and chairs. uPVC double glazed window.

LOUNGE



15'7" x 12'1"
An excellent sized bright and airy room with neutral decor. Feature fireplace & inset electric fire. French doors opening into the garden. Wall light points.

TO THE FIRST FLOOR

Staircase to the first floor with a useful under-stairs storage cupboard.

LANDING

With neutral decor. Leading into...

BEDROOM ONE



12'1" x 8'9"
A good sized double with neutral decor theme. uPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM TWO



9'3" x 6'7"
A single bedroom with uPVC double glazed window and central heating radiator.

BEDROOM THREE



10'10" x 7'4"
A good sized third bedroom with neutral decor and central heating radiator. uPVC double glazed window.

BATHROOM



7'11" x 8'0"
Fitted with a modern white suite comprising panel bath with electric shower fitted over and a glazed shower screen, pedestal wash hand basin and a low flush W.C. Ceramic tiling to walls with feature border tile. Central heating radiator. uPVC double glazed window. Modern flooring.

TO THE OUTSIDE



Enclosed gardens to the front and rear, patio area and decking.

BROCHURE DETAILS

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	75	64	74

Energy Efficiency Rating: A scale from G (1-20) to A (92 plus). Current rating is 67, Potential is 75.

Environmental Impact (CO₂) Rating: A scale from G (1-20) to A (92 plus). Current rating is 64, Potential is 74.

England & Wales EU Directive 2002/91/EC

