

Woodside Hill Close

Horsforth

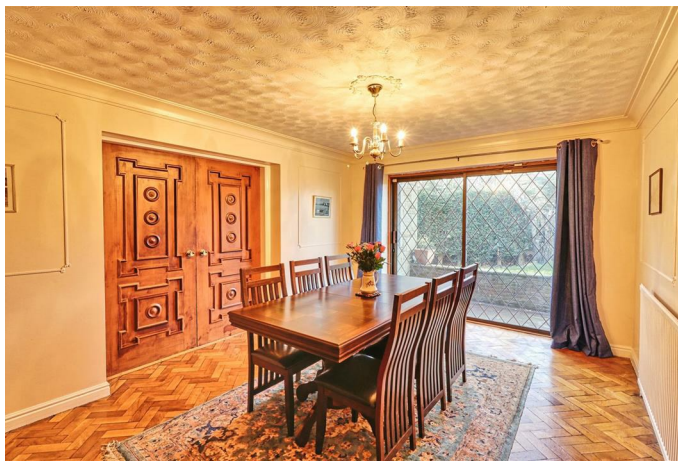
- Period detached family home.
- Impressive character.
- Elevated position in 1/3 acre.
- Brick block paved parking.
- Large det., double garage.

EPC Rating D

Woodside Hill Close

Horsforth

Are you looking for a home full of character, detached & sitting on a large private plot with great scope & beautiful elevated position, then look no further! Offering a lovely leafy setting in gardens circa 1/3 acre, block paved parking & a double detached garage, minutes from Horsforth's excellent amenities, highly regarded schools & great commuter links, briefly, three reception rooms, kitchen/diner, utility, conservatory & Master bed., with luxury ensuite bathroom to ground flr & three further bedrooms & house bathroom to 1st flr. Rare to the market, this property will not be around for long - book your viewing today! EPC - D



INTRODUCTION

A rare and exciting opportunity! Are you looking for a characterful detached four bedroom family home on a large private plot with excellent potential, all within easy reach of Horsforth's highly regarded schools, amenities and transport links, then look no further! This beautifully unique home sits on a fabulous elevated position in gardens circa 1/3 acre and has a large brick block driveway and double detached garage. A delightful, leafy setting yet minutes away from shops, schools, the Park, train station and of course, the airport! Comprises, to the ground floor, a good size kitchen/diner with utility off, guest WC, inner hallway giving access to, an impressive, formal dining room with French doors through to a large, light and airy lounge. A Conservatory to the side has French doors out to the garden and there is a further reception/family room/snug which offers great versatility to use as you please. The Master bedroom with luxury ensuite bathroom are also found on this floor. Upstairs are three further bedrooms, two with fitted 'robe and eaves storage, a third bedroom currently used as a study and generous four piece bathroom. A fabulous setting and impressive family home, rare to the market and not to be missed! To avoid disappointment call Hardisty and Co now for more information and to secure your viewing!

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 also on hand. 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

SAT NAV - Post Code - LS18 4HW.

ACCOMMODATION

GROUND FLOOR

Entrance door into the ...

UTILITY

11'0" x 5'2"

Great for a busy family home with fitted storage and worksurfaces, stainless steel sink and side drainer and ample shoe, wellie and coats space. Tiled floor, plumbing for a washing machine and window to the front. Door to ...

KITCHEN/DINER

11'8" x 11'8"

Flooded with natural light from the window to the side and with a pleasant view over the garden. Extensive Shaker style timber fitted kitchen with tiled floor, recessed spotlighting and a composite sink and drainer with mixer tap. Integrated double electric oven, four point gas hob, extractor fan over and dishwasher. Recessed spotlighting and tiling to splashbacks. Space for a tall fridge freezer, kitchen tables and chairs and access to the ...

INNER HALLWAY

A spacious, light and airy hallway with staircase up to the first floor and superb large fitted storage cupboards along with useful understair storage. Feature ornate solid oak balustrade post to spindle and balustrade part painted staircase and with doors to ...

DINING ROOM

15'0" x 10'9"

A stunning, formal dining room with parquet flooring, impressive, ornate solid timber double doors through to the lounge and sliding patio doors out to the side. Neutral decor themes and feature, period mouldings to walls. Ceiling coving and ceiling rose.

FORMAL LOUNGE

22'4" x 13'2"

An impressive reception room with the continuation of the period mouldings to the walls, feature fireplace housing a gas fire and with stunning, elevated views across the gardens and a window looking into the ...

CONSERVATORY

8'6" x 9'10"

Well planned additional family space with exposed stone walling, uPVC double glazing and tiled floor. Access out to the terrace - perfect for watching the wildlife in the garden or with a coffee and papers on a Sunday morning!

FAMILY ROOM/SNUG/2ND RECEPTION ROOM

11'0" x 11'0"

A second reception room offering great versatility with elevated views and pleasant garden outlook.

MASTER BEDROOM

12'9" x 11'5"

A good size double bedroom with extensive fitted furniture and neutral decor scheme. Window to the side elevation and door to ...

LUXURY ENSUITE BATHROOM

7'2" x 8'0"

Wow!! Contemporary and stylish incorporating a large 'P' shaped bath with shaped glazed screen and thermostatic shower, rectangular basin with mixer tap set on useful vanity fitted storage unit, further fitted storage and WC. Fully tiled in large ceramics and tiled floor. Recessed spotlighting and chrome heated towel rail.



GUEST WC

Another essential for a busy home with basin set onto vanity storage unit and WC. Modern flooring and tiling to sink. Window to the front elevation.

FIRST FLOOR

LANDING

With access to the loft via a hatch and doors to ...

BEDROOM TWO

15'0" x 11'2"

A good size double bedroom with window to the side, access to useful eaves storage to both eaves and fitted 'robe.

BEDROOM THREE

12'8" x 11'2"

A comfortable double bedroom with fitted 'robe and access to eaves storage to both sides. Window to the side elevation.

BEDROOM FOUR

7'1" x 10'1"

A generous single at the front of the house, currently used as a study.

BATHROOM

7'3" x 8'1"

A good size, quality fitted bathroom with large tiling to floor and bath side, large walk in shower enclosure with thermostatic shower, basin set into substantial vanity storage unit and display surfaces and WC. Large tiling to wet areas and window to the rear elevation.

OUTSIDE

The elevated property sits in fabulous, open gardens with mature trees and stunning long distance views! A paved seating area can be accessed from the French doors of the Conservatory where there ample space for outdoor furniture so that you can sit and enjoy those wonderful views! There are fruit trees including an

"Orchard" and 3 cooking apple trees and one eating apple tree, flowerbed borders and so much outside space - a stunning plot with the property sat in the middle! There is a garden gate that leads into a large copse with open fields beyond. A large parking forecourt offers parking for numerous cars and leads to an impressive detached double garage.

BROCHURE DETAILS

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

ADDITIONAL SERVICES - Disclosure Of Financial Inte

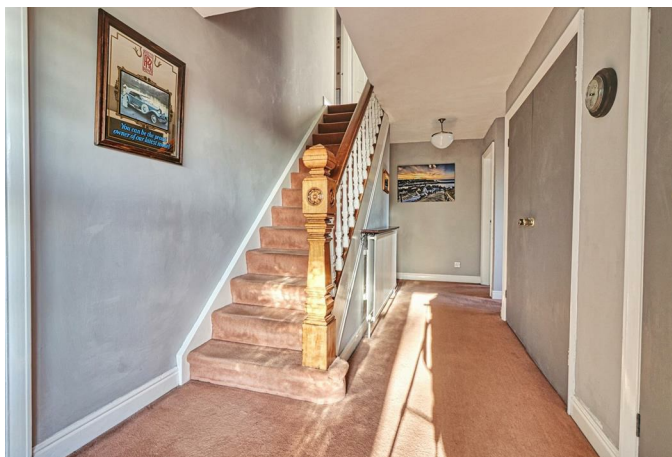
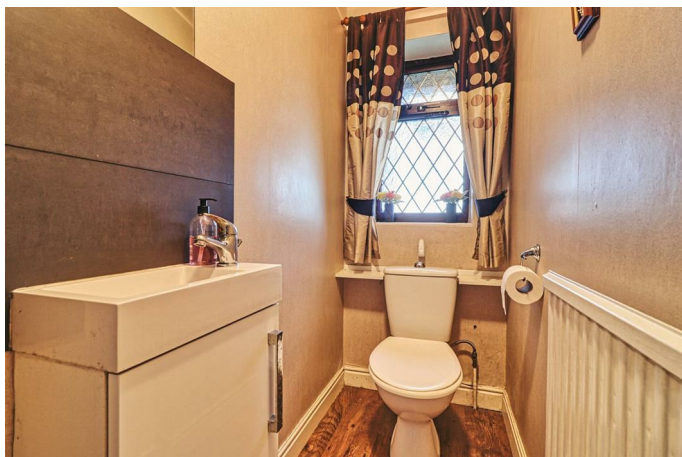
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

PLANNING & BUILDING REGS.

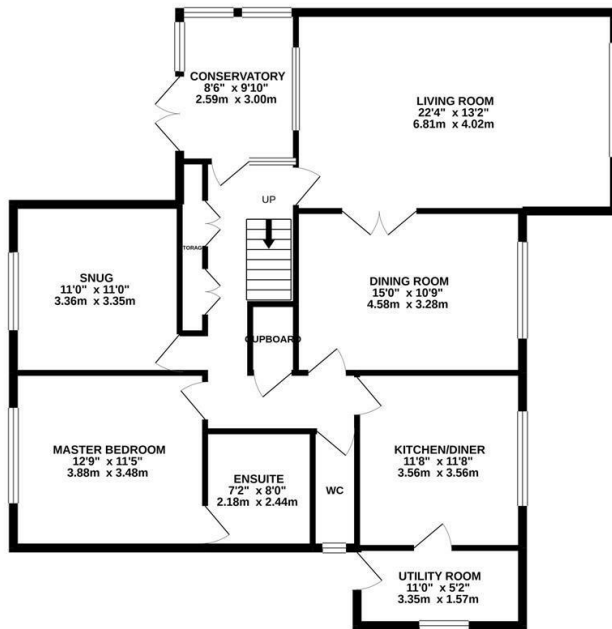
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.



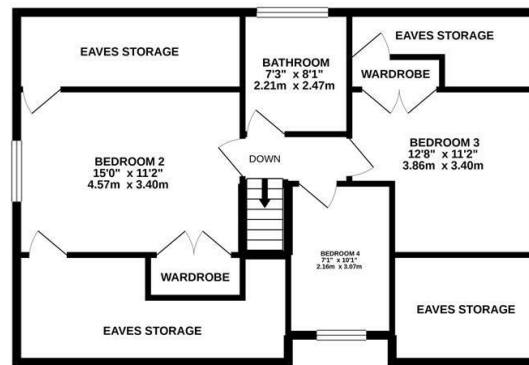
Leeds

Horsforth

GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.



1ST FLOOR
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency 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	
56	79
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
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	
1	1
England & Wales	EU Directive 2002/91/EC

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. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. 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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