

Town Close
Horsforth

- Approx 2300sqft of living space
- Just off Horsforth Town Street
- Character/space/versatility
- 4 bedrooms & 2 bathrooms
- Well planned over 4 floors
- Nr train/shops/schools/bars
- Modern layout/period features
- 2 car parking/enc rear garden

Town Close

Horsforth

SO MUCH HOUSE in a SUPERB HORSFORTH HOT SPOT with Approx 2300sqft UNDER THE STAMP DUTY THRESHOLD! Characterful, stylish & versatile living over four floors - Parking for two cars and an enclosed rear garden. JUST OFF TOWN STREET - walk to the shops, for a coffee, to catch the train etc. Modern layout includes:- Entrance hall, dining-kitchen & characterful lounge. Lower ground floor: Hall, bathroom, bedroom four/family room, study, utility and pantry. First Floor: Two large double bedrooms & traditional style bathroom. Second Floor: Large bedroom with scope to integrate an ensuite. EARLY VIEWING ADVISED. No chain.



INTRODUCTION

Approximately 2300 sq.ft. Amazing space in the very centre of Horsforth, just off Town Street, a stroll away from coffee shops, restaurants the park, train station and eateries. With side by side parking for two cars to the front, along with a sunny, enclosed garden to the rear. Accommodation combines a modern layout with character features that are typical of the age, with versatility to suit your own personal requirements. With a grand entrance hall, open dining-kitchen and a characterful lounge. Lower ground floor: Hall, bathroom, bedroom four/family room, study, utility and pantry. First Floor: Two large double bedrooms & traditional style bathroom. Second Floor: Large bedroom with scope to integrate an en-suite. Just off Town Street therefore so convenient, a rare opportunity indeed. No chain sale.

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

SAT NAV POST CODE LS18 5BR.

ACCOMMODATION

TO THE GROUND FLOOR

Timber entrance door opening into...

ENTRANCE VESTIBULE

A really practical space for coats and shoes, muddy boots etc. Beautiful glazed doors opening into...

ENTRANCE HALL

Such a fabulous introduction to the house! This is a spacious entrance hall with feature dado rail and ceiling coving. Practical tiled floor. Staircase leading up to the first floor. Door into...

LOUNGE

15'4" x 15'0"

Of excellent proportions, with a wealth of character including deep skirting boards, ceiling coving, stripped and stained floorboards and a handsome slate fireplace

with inset living flame, coal effect fire. Large window letting in lots of natural light.

LIVING/DINING KITCHEN

19'0" x 22'0"

What a fantastic family-friendly room - also perfect for those who love entertaining. Recently re-fitted with a stunning range of 'Mocha' high gloss finish cabinetry and drawers with quality granite work-surfaces. Inset sink and side drainer. Integrated double electric oven, five point gas hob and extractor over, recess for American style fridge/freezer. Open/cast iron fireplace. Oak flooring. French doors opening into the garden.

LOWER GROUND FLOOR

Stairs leading down to...

HALL

Great space... with modern, neutral decor theme. Door into...

BATHROOM

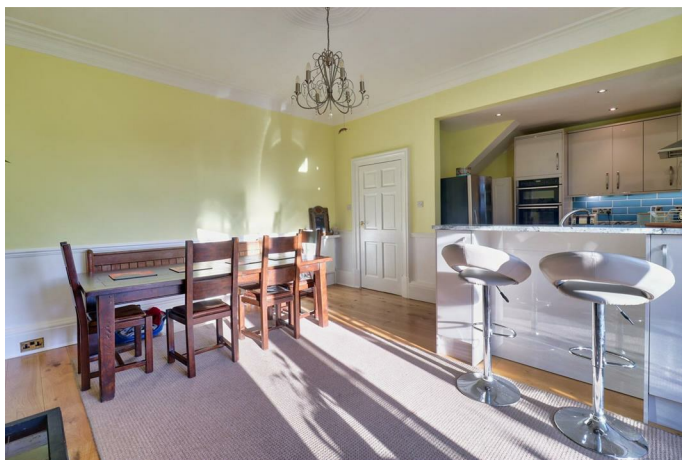
8'6" x 5'2"

Of a good size, fitted with a large, walk-in shower, a pedestal wash hand basin and low flush W.C.

FAMILY ROOM/BEDROOM FOUR

14'0" x 14'0"

Of good proportions with a high ceiling which adds to the feeling of space. uPVC double glazed window to the front elevation, modern flooring. Versatile space that could serve well as a bedroom or work from home office if required.



UTILITY ROOM

6'0" x 11'5"

A very useful room taking care of all the practical requirements of a modern home. Plumbed for a washing machine, space for a tumble dryer.

STUDY

14'3" x 7'6"

Another versatile room ideal as a snug, study, guest room etc. Door to...

STORE/PANTRY

14'3" x 6'0"

An ideal storage solution, would work equally as well as a pantry.

TO THE FIRST FLOOR

Staircase from the ground floor hallway leading up to...

LANDING

So bright and spacious, with traditional features including a dado rail, picture rail and ceiling coving. Door into...

BEDROOM ONE

15'0" x 15'0"

An excellent sized master with two-tone decor theme, dado rail and ceiling coving. Good sized window.

BEDROOM TWO

15'0" x 15'0"

Another excellent sized room with wardrobes fitted within the alcove. Dado rail and ceiling coving.

BATHROOM

6'4" x 9'8"

Spacious and well planned with a good sized walk-in shower cubicle, free standing roll top bath, vanity unit with inset sink and mixer tap and a W.C. Chrome heated towel rail. Fully tiled.

TO THE SECOND FLOOR

Stairs leading up to...

LANDING

A great space with access into the eaves, which provides storage for suitcases, decorations etc.

BEDROOM THREE

18'5" x 15'0"

Of excellent proportions, with stripped and stained floorboards. Velux roof windows. Plenty of space and potential to create an en-suite within this room making it self-contained.

TO THE OUTSIDE

A good-sized garden with a patio area where you can sit out and read, chat, entertain friends etc. There are also vegetable beds and the garden is enclosed by stone walling. At the front, there is ample parking space for two cars.

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/>

PLANNING & BUILDING REGS.

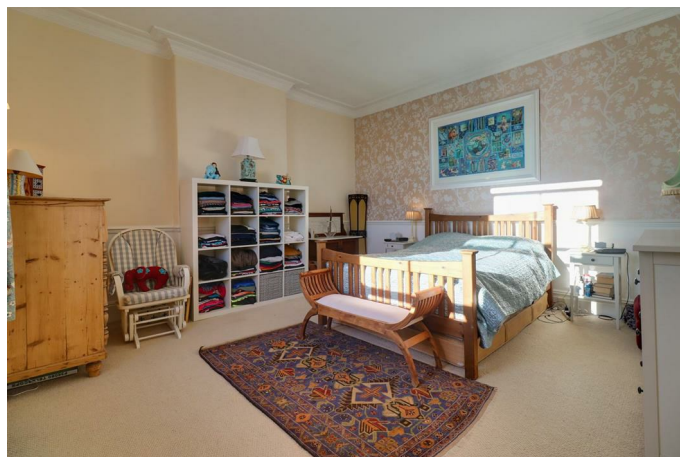
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their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

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.

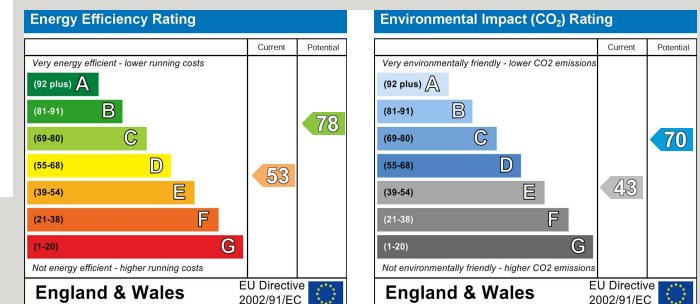
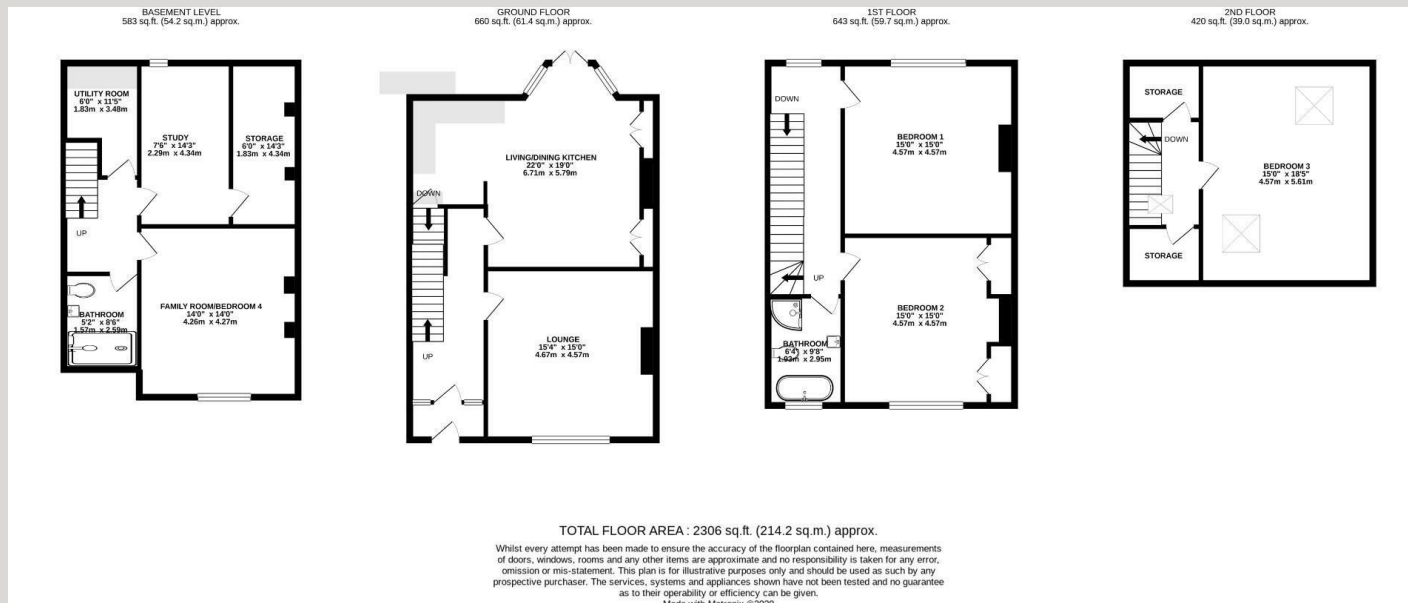
BROCHURE DETAILS

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



Leeds

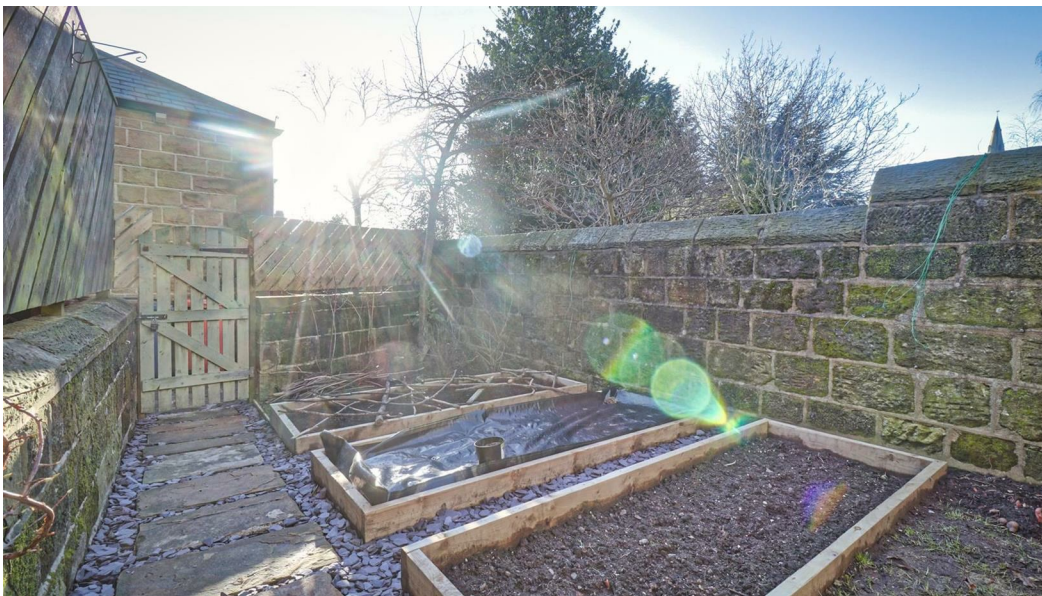
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. 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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