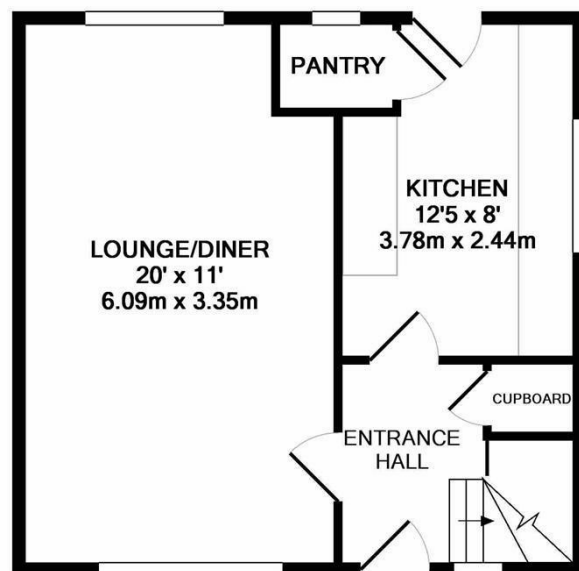
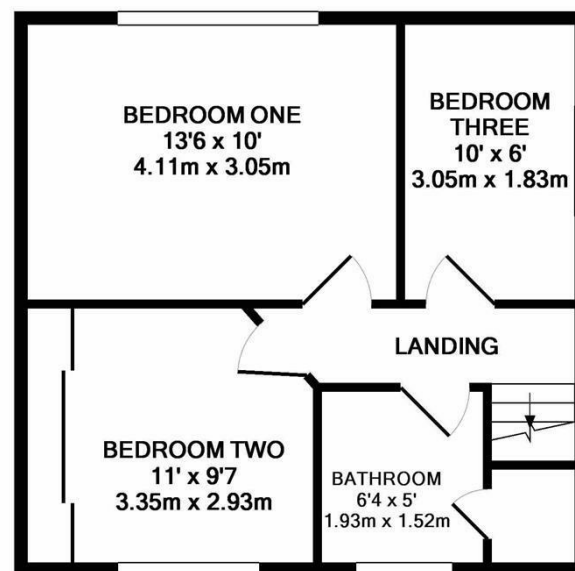


# HARDISTY AND CO



GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 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 ©2017

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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# HARDISTY AND CO



Wood Lane  
Horsforth

£250,000

3 BEDROOM HOUSE - SEMI-  
DETACHED

hardistyandco.com



## INTRODUCTION

A lovely example of a fine family home that ticks so many boxes. Occupying impressive corner plot/gated gardens, with off-street parking and the potential to extend in the future should you wish - (subject to necessary permissions). Excellent schools & amenities are within close proximity and for the commuter, road bus & train links are all on hand, with Horsforth train station a short distance away. This is a commanding and very well presented family home, with a modern, fresh feel, accommodation is spacious, ready to move into and briefly comprises: Entrance hall, lounge/diner with feature wood burning stove, a comprehensively fitted kitchen, three good sized bedrooms and a modern house bathroom.

## LOCATION

Wood Lane is a perfect place to live with every convenience close by. Access to the Ring Road (A6120) and the (A65) is easy and straightforward. Both provide main road links to Leeds, York, Harrogate and Bradford. The main Horsforth Town Street is only a short distance away providing a good range of shops, banks and a 'Morrisons' supermarket. The 'village' also has two other main streets, namely New Road Side and Station Road where a further selection of amenities can be found. There is a varied selection of pubs, bars, restaurants and eateries in Horsforth catering for all tastes and age groups. The train station is also located on Station Road. The Leeds & Bradford airport is only a short drive away for the more travelled commuter.

## HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed down towards Leeds City Centre taking your first left turn into Sunnybank Avenue. Proceed straight on into Stanhope Drive. At the junction with the Ring Road (A6120) turn right into the Ring Road. After a short distance turn left into WOOD LANE. The property can be found on the left hand side identified by our 'For Sale' sign. Post Code - LS18 4HH

## ACCOMMODATION

### GROUND FLOOR

Composite entrance door to ...

## ENTRANCE HALL

A lovely first impression with modern flooring, useful under stair storage cupboard and traditional doors to ...

## LOUNGE/DINER



20'0" x 11'0"

A superb sized reception room with dual aspect windows to the front and rear, allowing natural light to flood into the room. Stunning multi fuel stove inset to chimney breast with stone hearth, brick back and surround.

## KITCHEN



12'5" x 8'0"

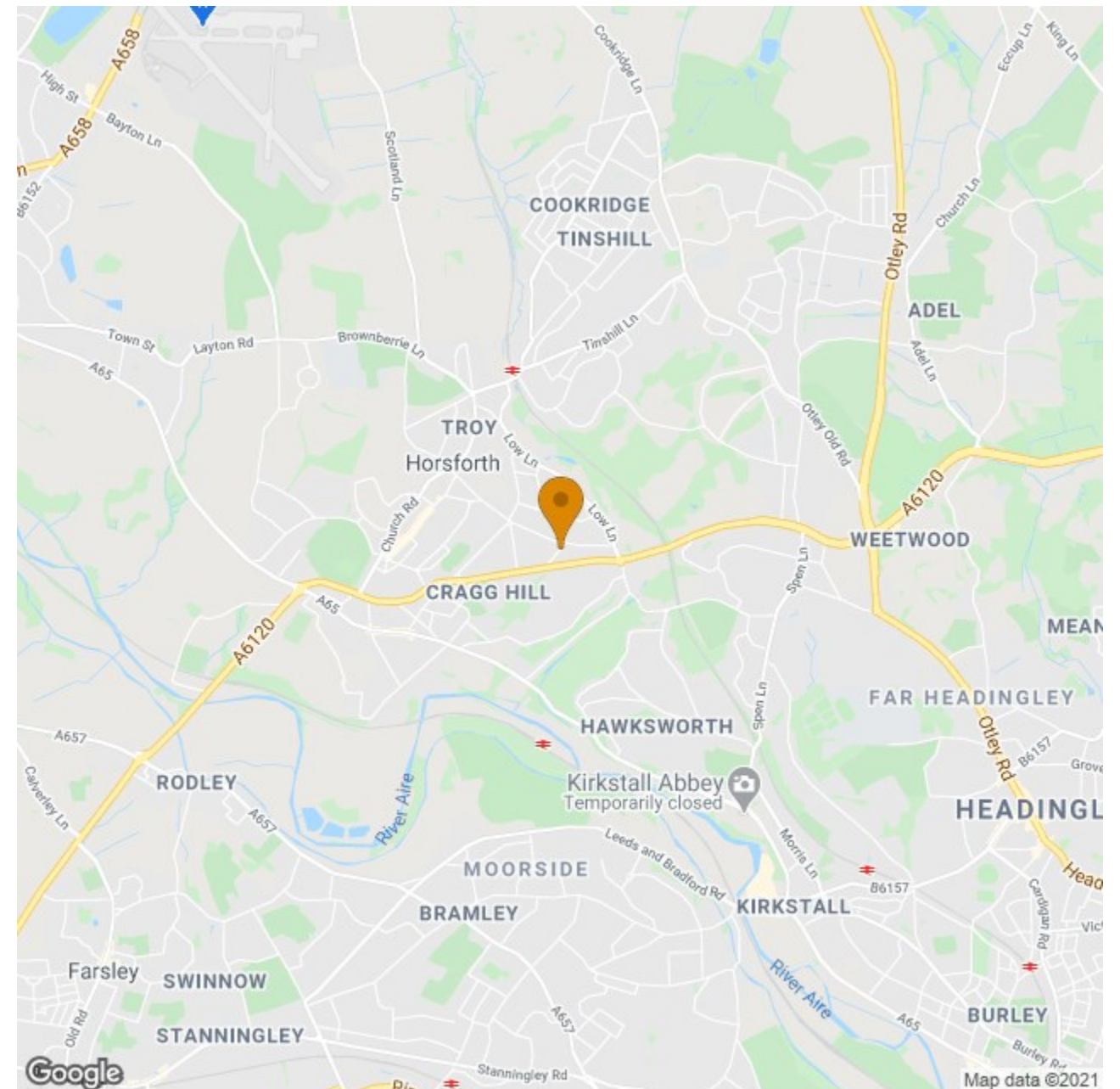
Fitted with a range of cream Shaker style wall, base and drawer units with solid wood worksurfaces. Integrated electric oven, four point gas hob and extractor over. Plumbing for a dishwasher and washing machine. Neutral shade brick style splashback tiling with contrasting painted decor to remainder. uPVC

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## OUTSIDE



What a great size plot!!!! A real feature with so much potential to extend! A lengthy driveway provides ample off street parking and there's good frontage too. The rear is a good size with a hardstanding area, ideal for a patio and a level lawn. All enclosed and safe for the children!

### 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 01132390012 option3

### BROCHURE DETAILS

Hardisty and Co prepared these details,

including photography, in accordance with our estate agency agreement.





stable style door out to the rear garden and window to the side elevation. Modern, neutral tiled floor. Access to ...

PANTRY  
4'5" x 3'5"  
Providing really useful storage space.

FIRST FLOOR

LANDING  
With doors to ...

BEDROOM ONE



13'6" x 10'0"  
A lovely double bedroom fitted with large made to measure robe. Attractive modern decor and pleasant outlook to the rear elevation.

BEDROOM TWO



11'0" x 9'7"  
Another good size double bedroom with

feature paper decor, fitted wardrobes to one full wall and window to the front elevation.

BEDROOM THREE



10'0" x 6'0"  
A good sized third bedroom with modern decor theme. Window to the side elevation with pleasant views.

BATHROOM



6'4" x 5'0"  
A modern and stylish house bathroom incorporating a three piece suite with panelled bath, thermostatic shower over, WC and wash hand basin. Fully tiled in large, modern ceramics and useful storage cupboard. Window to the front elevation.

