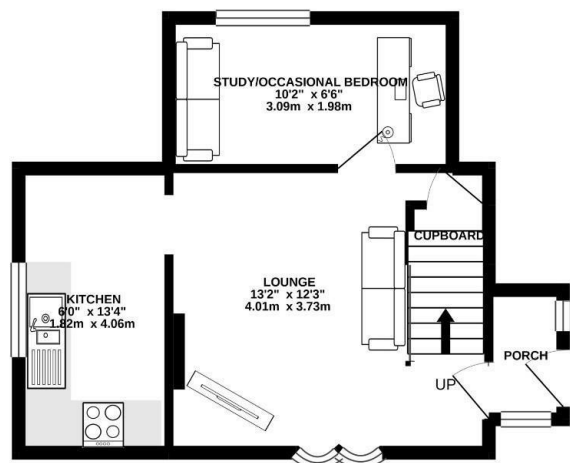
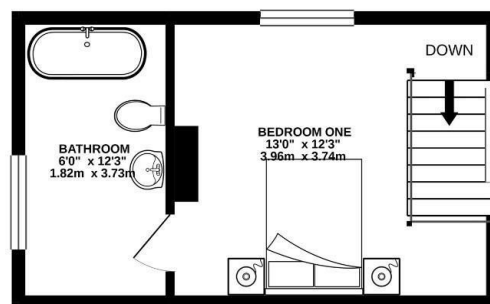


# HARDISTY AND CO

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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.  
Made with Metropix ©2022.

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



Outwood Lane

Horsforth

£150,000

1 BEDROOM COTTAGE

hardistyandco.com



## INTRODUCTION

A Beautiful period cottage, which is ideally located just a short distance away from all the excellent amenities that New Road Side has to offer. There are an abundance of eateries, cafes, bars and shops within walking distance, an excellent public transport system/access links from the A65 and a Railway Station within striking distance. With exposed stone, beams and rustic inglenook fire surround this charming property oozes period features and interior accommodation briefly comprises: Entrance porch, two reception rooms or one and a study/occasional bedroom, exposed stone steps lead to the first floor bedroom which is just breathtaking, with mullioned windows beamed vaulted ceiling and exposed trusses. Modern bathroom, again with vaulted ceiling. Small garden area to the rear which is private and well screened. This one is a real gem and internal viewing is highly recommended. NO CHAIN SALE.

## LOCATION

This is an excellent location where you will find an array of eateries, bars and shops. Further facilities are available in the village of Horsforth, including a supermarket, park, banks etc, with pre-schools and also Kids Club. The Horsforth Train Station provides services to Leeds, York and Harrogate, Kirkstall Forge Train Station, this is located down the A65 and will further enhance the location. 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 great bus service runs into the City Centre and, for the more travelled commuter, the Leeds-Bradford Airport is a short drive away. All in all this location is sought after by a wide variety of buyers.

## HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed towards Leeds City Centre and after the next pedestrian crossing take your second left turn into Outwood Lane. Continue along, pass Jackman Drive on the left, proceed for a short while further and the property can be found on the left hand. Post Code LS18 4HR.

## ACCOMMODATION

### TO THE GROUND FLOOR

Split stable entrance door leading into...

### ENTRANCE PORCH

With a ceramic tiled floor. Light and power. Leaded windows to the front and side elevations. Characterful door into...

### LOUNGE



### 13'2" x 12'3"

With feature exposed stonework walls, beamed ceiling, exposed lintels and stone mullioned windows. The room has complementary 'rustic' decor, a lovely exposed stone

Inglenook fireplace. 'Cable' point, television aerial and telephone points. Stone mullion multi-paned window to the front elevation with oak window seat with neutral curtains. Useful under-stairs storage cupboard.

## KITCHEN



### 13'4" x 6'0" (max)

Such a bright room, flooded with natural light through the Georgian window. Fitted with a good range of 'Shaker' style wall, floor and drawer units with solid beech work surfaces and granite effect work surfaces. Inset 'Belfast' sink and chrome mixer tap. Deep set window sill. Quarry tiled floor. White painted panelling with complementary decor to the remainder with rustic decor to walls.

## STUDY/OCCASIONAL BEDROOM/DINING ROOM



### 10'2" x 6'6"

A versatile room, ideal to have a sofa bed for guests or for a home office space! Exposed lintels. Multi-paned window to the rear elevation. Telephone point and BT digital access.

### TO THE FIRST FLOOR

Stone steps leading into the most amazing and romantic...

## MASTER BEDROOM



### 12'3" x 13'0"

A most characterful stunning double bedroom having a vaulted beamed ceiling with exposed trusses. Partially exposed stonework around the mullioned windows, stone lintels and pillars to the inglenook style fire surround. Painted floorboards. 'Shaker' style bed and mattress. Rustic decor theme, all blending perfectly. Multi-paned windows to the side and rear elevations. Pleasant aspect to the rear. Door into...

## BATHROOM



### 12'3" x 6'0"

Breath-taking!! Vaulted ceiling with exposed beams. Large white framed horizontal wall mounted mirror. Modern three piece suite comprising panel bath with chrome mixer tap and hand held shower attachment and a 'Rainfall' shower fitted over, WC and pedestal wash hand basin. Mosaic effect tiled splash-backs with panel decor and neutral decor theme to the remainder. Lots of natural light flooding through the low level window. Exposed lintel over the multi-paned double glazed window to the side elevation.

### OUTSIDE

Small garden area to the rear which is private and well screened.

### BROCHURE DETAILS

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

### MORTGAGE SERVICES

Do you need a mortgage? Can Hardisty Financial assist you? Our mortgage advisers can search the whole of the market for you and can be flexible to book an appointment at your convenience - please do let us know if this is of interest?

**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/>

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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