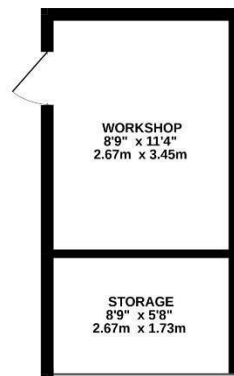
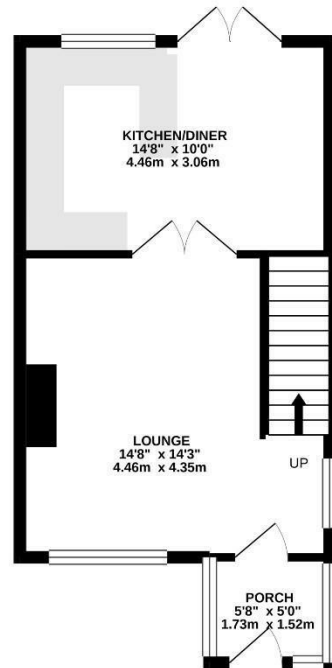


# HARDISTY AND CO

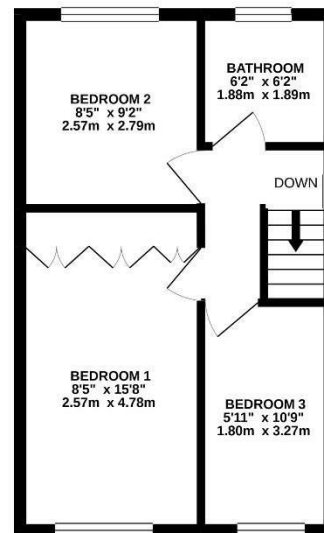
GARAGE  
150 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



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



TOTAL FLOOR AREA: 885 sq.ft. (82.2 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 ©2021.

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.

**Horsforth**  
horsforth@hardistyandco.com  
0113 2390012

**Guiselley**  
guiseley@hardistyandco.com  
01943 870970

**Otley**  
otley@hardistyandco.com  
01943 468999



hardistyandco.com

# HARDISTY AND CO



Victoria Grove  
Horsforth

£285,000

3 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

## INTRODUCTION

A spacious three bedroom semi in excellent condition. Set in a sought after location, perfect for local schooling, amenities and excellent transport links. Scope to extend (subject to planning) with excellent sized gardens front and rear. A lovely suntrap garden to the rear, perfect for families. Internally comprises Entrance porch with space for pram, shoes and coats. Good sized, lounge with wood and marble fire surround, ripe to add a classic wood burning stove. Open-plan kitchen diner with NEFF appliances and a quality finish throughout and French doors to the rear garden. Two good sized double bedrooms and a generous single, plus a family bathroom. Off street parking on brick paved driveway leading to detached garage that offers ideal storage and a work-shop area. Low maintenance rear garden backing out on to the school. So much future potential in this rear garden.

## 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 4ST.

## ACCOMMODATION

TO THE GROUND FLOOR  
uPVC door leading into...

## PORCH

Providing a welcome shelter from the elements and a place for coats and shoes etc.

## LOUNGE



14'8" x 14'3"

A lovely, well proportioned reception with dual aspect windows letting in great natural light and providing a pleasant outlook. Wood surround and marble fireplace with inset real flame gas fire forming a focal point and ideal on those chilly evenings. Staircase to the first floor. Double doors into...

## KITCHEN-DINER



14'8" x 10'0"

A lovely, spacious, open-plan room, ideal for the family or for entertaining friends as there is plenty of space for a dining table and chairs. Fitted with a good range of shaker style wall, base and drawer units with quality granite work-surfaces/up-stands. Inset sink and drainer,

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## TO THE OUTSIDE



A brick paved drive to the front and side provides generous off-street parking. There is a low maintenance lawn and flower beds. A detached garage has been sub-divided to provide a work-shop to the rear and storage to the front. There is a low maintenance rear garden with paved patio and rockery.

## 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.



with mixer tap. Integrated double oven and induction hob and stainless steel extractor hood over. Integrated fridge/freezer. French doors open outside into the garden.

TO THE FIRST FLOOR

Staircase from the lounge leading up to...

LANDING

With access hatch into the fully boarded loft. Door into...

BEDROOM ONE



15'8" x 8'5"

A good sized double bedroom. Fitted wardrobes provide useful hanging and storage space.

BEDROOM TWO



9'2" x 8'5"

A good size, overlooking the rear garden.

BEDROOM THREE



10'9" x 5'11" (max)

An ideal child's room, study or work from home office.

BATHROOM



6'2" x 6'2"

Fitted with a panel bath with electric shower over and glazed screen, vanity unit with inset wash hand basin, mixer tap and storage below, and a W.C. Ceramic tiles to wet/splash-back areas. Window aiding natural light and ventilation.

