

HARDISTY AND CO



Horsforth New Road



£350,000
Offers In The Region Of

HARDISTY AND CO

****ONE OF A KIND PROPERTY**** This DETACHED FAMILY HOME is delightful, yet also offers further potential. Set within spacious grounds, in a popular residential location, close to local amenities including shops, schools and transport links. Over two floors and briefly comprising: Two reception rooms, a modern kitchen, THREE DOUBLE BEDROOMS and a house bathroom. Enclosed rear garden with covered patio area. DRIVEWAY providing ample parking for several vehicles & a DOUBLE GARAGE - SOLID STRUCTURE SUMMER HOUSE/OFFICE AT THE BOTTOM OF THE GARDEN - PERFECT FOR THOSE WORKING FROM HOME. EPC - E



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INTRODUCTION

A delightful and quite individual three bedroom detached property within spacious grounds, in a popular residential location, close to numerous local amenities including shops, schools and transport links. Offering so much future potential, yet already boasting three good sized bedrooms, a house bathroom., two reception rooms and a modern kitchen. Situated at the bottom of the garden is a good sized solid structure summer house, or ideal home office, providing very popular during these unusual times. A fully enclosed rear garden with covered patio area giving access to a double garage, driveway providing ample parking for several vehicles,

LOCATION

The increasingly sought after village of Rodley is extremely popular with professionals, first time buyers and families alike and is easily accessed from the Ring Road (A6120). The canal, Millennium Trail and Rodley Nature Reserve can be found close by and offer a range of beautiful

places where you can walk or enjoy water-side activities. Commuting to the business centres of Leeds & Bradford is convenient, either by private or public transport. Just a short car ride away is the popular Owlcotes Centre at Pudsey offering an M & S store, Asda and New Pudsey train station. Rodley 'village' offers a selection of shops, restaurants, cafes and local pubs. The neighbouring villages of Calverley, Horsforth and Farsley are only a short distance away and offer a comprehensive range of facilities, restaurants, public houses and eateries. A few miles away in Apperley Bridge, the train station offers varied, regular and fast services, getting you into Leeds in ten minutes.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS13 1NU.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC door into...

KITCHEN

11'6" x 8'1"

Fitted with a range of solid oak wall, base and drawer units and work-surface over. Inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiles to splash-back areas. Integrated electric oven and five point gas hob. Plumbed for a washing machine. Pleasant garden outlook.

DINING ROOM

19'1" x 12'6" (max)

A wonderful sized room, full of natural light which floods through the bi-fold doors that open out into the rear garden. Useful fitted storage. Staircase to the first floor.

LOUNGE

16'5" x 11'9" (into the bay)

A spacious, bright and airy reception room with a large bay window letting in so much natural light. Feature wallpaper, ceiling coving and wood effect which adds a smart and practical finish. Cast iron multi-fuel burner.



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BEDROOM ONE

14'0" x 11'9"

A spacious double bedroom with a pleasant outlook. Fitted wardrobes provide good hanging and storage space.

BEDROOM TWO

12'6" x 8'11"

A second good sized double bedroom Fitted wardrobes providing good hanging and storage space.

BATHROOM

8'9" x 5'10"

Fitted with a suite comprising panel 'Spa' bath, fitted shower cubicle with thermostatic control, W.C and wash hand basin. Ladder style radiator. Ceramic tiling to the walls and floor. Window aiding natural light and ventilation.

TO THE FIRST FLOOR

Stairs from the ground floor dining room leading up to...

BEDROOM THREE

14'1" x 11'2" (max)

An ideal guest room. Three velux windows let in lots of natural light.

OUTSIDE

There are good sized gardens to three sides, off-street parking and a detached garage 17'9" x 20'11" with power and light. There is a covered patio for BBQ's etc with outside fire to keep the chill off when the sun goes down. There is a further paved terrace with lawn and flower/shrub border. 13'1" x 9'2" Summer house, a fabulous addition! Further garden area to the side which could provide space for an allotment if desired.

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.

BROCHURE DETAILS

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



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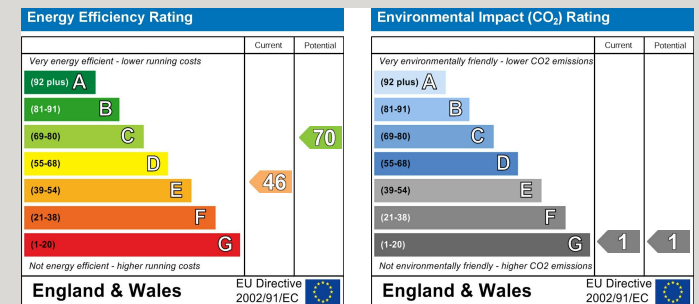
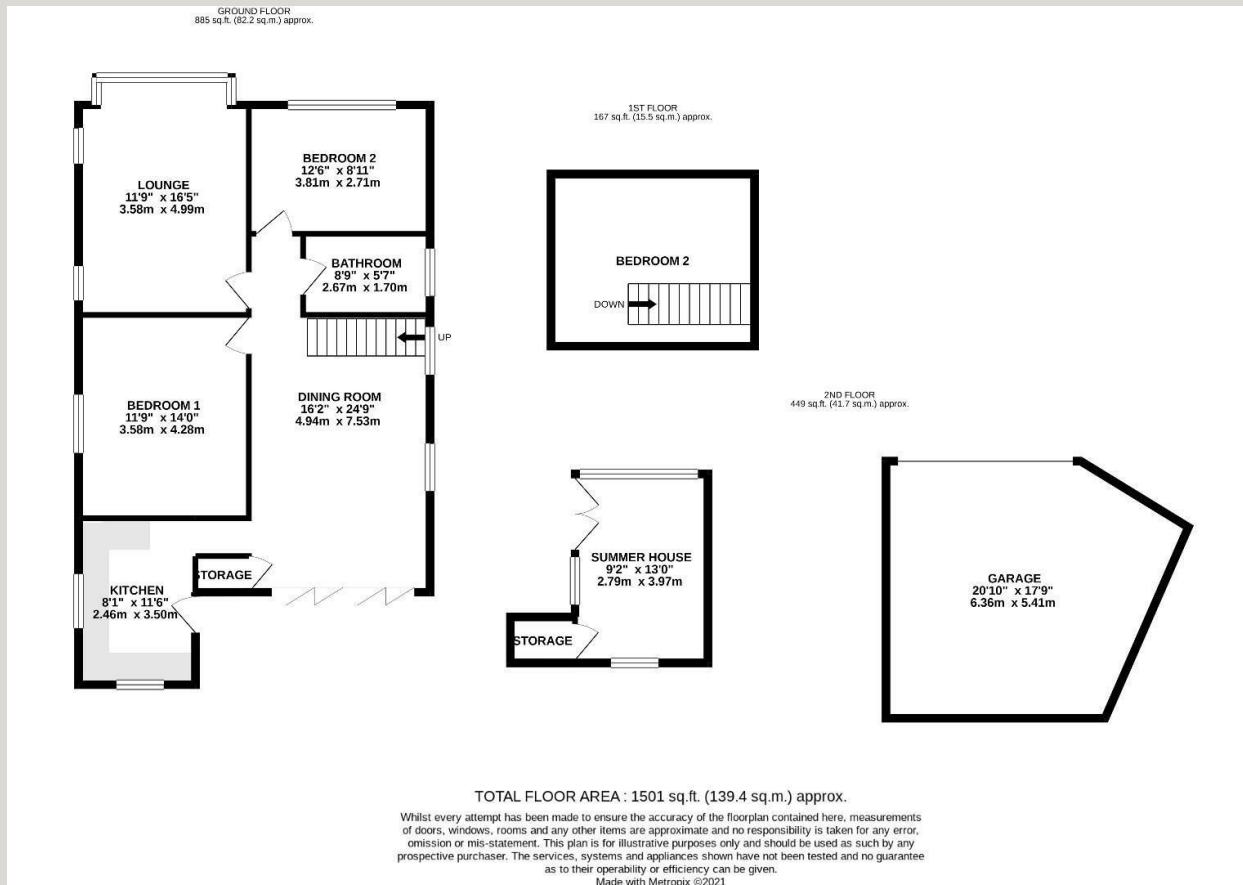
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre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