



BASEMENT LEVEL
APPROX. FLOOR
AREA 226 SQ.FT.
(21.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1027 SQ.FT. (95.4 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.

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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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Troy Road
Horsforth

£250,000

2 BEDROOM HOUSE - END
TERrace

INTRODUCTION

Location, location, location - minutes from the train station, excellent amenities, highly regarded schools and with great bus/road links, is this beautifully presented, two double bedroom, stone terrace home offering spacious, stylish accommodation throughout mixing so well with some delightful period features which have been retained. There are lovely high ceilings, fabulous stone floor in the kitchen/diner, cast iron fireplaces and an Inglenook fireplace to the lounge! Outside to the rear is a paved courtyard style garden enclosed by stone walling and is a real sun trap too! There's a low maintenance garden to the front and on street parking. Comprises, to the ground floor, an entrance vestibule, stunning, large lounge with log burning stove housed in the Inglenook fireplace and a stunning kitchen/diner to the rear of the house with pleasant outlook and access out to the garden. Here you can find the feature stone floor, modern fitted kitchen and integrated appliances. There is access out to the useful store from here too. Upstairs are the two double bedrooms, both with period cast iron fireplaces and a modern, great size family bathroom. This home will be of interest to a number of buyers, call us now to ensure you don't miss out!

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 5NQ.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE VESTIBULE

Perfect for coats, bags and shoes with staircase up to the first floor and door to ...

LOUNGE



15'2" x 12'2"

Such a good size, light and airy reception room with window to the

front elevation. Lovely high ceiling giving such a spacious feel, solid wood flooring and feature log burning cast iron stove sat on a tiled hearth to Inglenook fireplace. Recessed spotlighting and nicely finished - stunning!

KITCHEN/DINER



15'5" x 10'8"

Sited at the rear of the house with pleasant aspect over the garden and access out to the garden. Fabulous stone floor and a modern fitted Shaker style kitchen with integrated electric oven, hob and extractor fan over. Stainless steel sink and side drainer with mixer tap, metro style tiling to splashbacks and smart decor theme. Useful outside store. Stairs down to the ...

LOWER GROUND FLOOR

CELLARS

Room 1 - 14'3" x 12'4"

Room 2 - 12'0" x 5'0"

With plumbing for a washing machine and space for a tumble dryer and provides great additional storage.

FIRST FLOOR

LANDING

Newly carpeted, access to the loft via a hatch and with doors to ...

BEDROOM ONE



15'3" x 12'0"

Great size Master bedroom at the front of the house with pleasant aspect, nicely decorated with traditional fireplace and lovely high ceiling - light and airy too!

BEDROOM TWO



14'7" x 9'5"

Another good size double bedroom at the rear of the house with view over the garden and traditional fireplace. Again, nicely finished.

BATHROOM



10'9" x 5'5"

So spacious! Incorporates a white three piece suite with thermostatic shower over the bath, pedestal wash-hand basin and low flush W.C. Window to the rear elevation.

OUTSIDE



There is a courtyard style garden to the front, on street parking and a delightful enclosed rear garden with pebbled seating area and plenty of sunshine - a real suntrap enclosed by stone walling. There is a handy store outside too providing additional storage.

BROCHURE DETAILS

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

ADDITIONAL SERVICES - Disclosure Of Financial Interests
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 contractors. 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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	58
(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 ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	1
(1-20) G	1
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	