

Victoria Crescent

Horsforth

- Impressive 4 bed/2 bath home
- Desirable Horsforth, nr schools
- Super gdns/garage/potential office
- Fab 22'5" x 26'6" liv/dining/kit
- W.C & Utility space. EPC..TBC

EPC Rating D

Victoria Crescent

Horsforth

A SPACIOUS, BEAUTIFUL FAMILY HOME WITH 'WOW' FACTOR - Set over three floors & ticking so many boxes! Desirable Horsforth location with highly regarded schools & a wide variety of amenities/train & bus links close - Extensive modern living space with such a great layout - Hall, lounge, fabulous 22'5" x 26'6" living/dining/kitchen, guest W.C. First Floor: Three excellent bedrooms & a bathroom - Second Floor: Large principle bedroom, en-suite & enjoying long distance views - a real haven. ** TRULY IMPRESSIVE**.



INTRODUCTION

Wow...this superb home really does tick so many boxes. Perfectly packaged, with a great layout offering extensive modern living space, stylish throughout with high specification finish and so very appealing! Off the spacious and welcoming entrance hall there is a family lounge for cosy nights in, a fabulous 22'5" x 26'6" living/dining/kitchen with bi-fold doors leading into the garden, a guest cloak/W.C. - First Floor: Three good-sized bedrooms, a modern house bathroom and a utility cupboard set up to house a stacked washer and tumble dryer. To the second floor you will find the private principle suite, comprising an excellent bedroom with fitted wardrobes and long distance views, served by a contemporary en-suite. The south facing rear garden is a wonderful bonus with a large terrace, perfect for enjoying family time, entertaining your friends etc, with a good-sized lawn for outside play. A rustic wild garden is an exciting area where children can explore, or, for those with green fingers it's a place where you could grow your own. A drive at the front provides off-street parking. The shed measures approximately 10ft x 8ft, has power and light and offers potential for a home office. This house truly is impressive!

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 4PT.

ACCOMMODATION

TO THE GROUND FLOOR

Entrance door into...

ENTRANCE HALL

An impressive hallway with a great feeling of space. Ample room for coats and shoes etc. Doors off to...

SIDE HALL

With access outside. Staircase to the first floor and door into...

GUEST CLOAKS/W.C.

4'0" x 3'0"

A modern convenience fitted with a low flush W.C and pedestal wash hand basin.

LIVING/DINING KITCHEN

22'5" x 26'6" (max)

Such a fabulous room with so much space, perfect for modern day living. Well defined living, dining and kitchen areas all blend so well, with a split-level layout. The kitchen is stylish and modern, with a comprehensive range of cabinetry and drawers providing ample storage space, with extensive solid oak work surface over. Good range of integrated appliances. Bi-fold doors provide a lovely garden outlook and a large expanse of glazing which allows so much natural light to flood in, they also create an ideal arrangement for those sunny family days or social events, just throw open the doors and amble out.

LOUNGE

13'0" x 12'5"

A spacious reception room with contemporary decor theme. Feature fireplace.

TO THE FIRST FLOOR

Stairs from the ground floor inner hall lead up to...

LANDING

A well planned space with staircase to the second floor and doors to...



UTILITY CUPBOARD

3'0" x 5'0"

Such a great use of space, this well designed room provides space/plumbing for a stacked washing machine and tumble dryer - no more running up and downstairs with laundry!

BEDROOM TWO

12'0" x 11'0"

A lovely double bedroom with ample space for a double bed, furniture etc. The window provides a lovely view.

BEDROOM THREE

11'1" x 11'5"

Another great double bedroom.

BEDROOM FOUR

10'8" x 8'0"

Ample space in this good-sized fourth bedroom. Vertical central heating radiator. Great view from the window.

BATHROOM

8'0" x 6'0"

Fitted with a modern three piece suite comprising panel bath with shower over and a glazed screen, low flush W.C and a vanity unit with inset wash hand basin, mixer tap and storage below. Modern ceramic tiling to splash-back areas, with paint finish to the remainder. Window aiding natural light and ventilation.

TO THE SECOND FLOOR

Here is the principle suite with generous private space comprising...

PRINCIPLE BEDROOM

13'0" x 17'0"

An excellent sized bedroom with great space and lots of natural light. Large velux windows. Storage within the eaves. Fitted wardrobes. Door into....

EN-SUITE

6'7" x 8'4"

Large walk-in shower enclosure with dual dead shower, 'floating' wash hand basin with mixer tap and a W.C.

OUTSIDE

A really impressive garden which enjoys a south facing aspect so lots of sunshine. A large terrace is the perfect place for enjoying family time, entertaining your friends etc, with a good-sized lawn for outside play. A rustic wild garden is an exciting area where children can explore, or, for those with green fingers, it's a place where you could grow your own. A drive at the front provides off-street parking. The shed measures approximately 10ft x 8ft, has power and light and offers potential for a home office.

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.





HARDISTY PRESTIGE
prestige@hardistyandco.com



hardistyandco.com