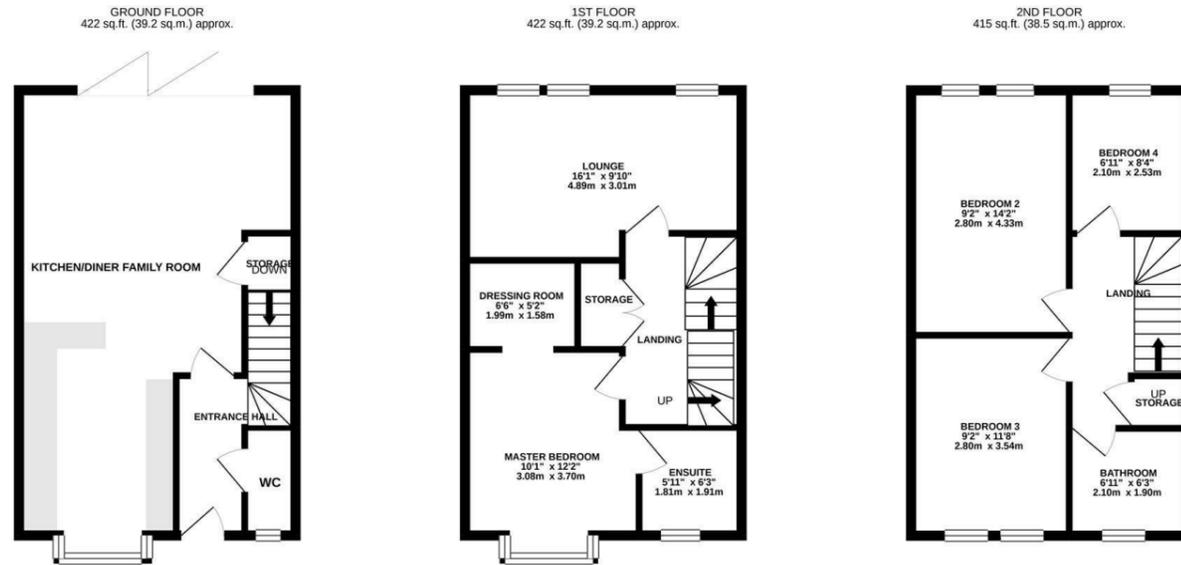


# HARDISTY AND CO



**TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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.

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# HARDISTY AND CO



**Catherines Walk**  
Horsforth

**£1,900**

4 BEDROOM HOUSE - TOWNHOUSE

hardistyandco.com

**INTRODUCTION**

Available 1st July | Unfurnished | Recently built, modern, spacious four/five bedroom, stone family home sited over three floors. Overing fabulous family accommodation close to excellent amenities, highly regarded schools, the train station and with great bus/road links too. The airport is just a short drive away for those needing to commute further afield. This stone built end town house sits in good size family gardens to the front and rear, the rear being a real feature with a paved seating area to the immediate rear, accessed from the living/dining kitchen, steps lead to a large lawn with border and decked area beyond. There is a lengthy driveway too providing parking for up to three cars. Comprises, to the ground floor, an entrance hall, useful two piece guest WC and stunning, large, open living/dining kitchen space with a contemporary grey fitted kitchen with quartz worksurfaces and upstands, Breakfast Bar, ample sofa and dining space and numerous integrated appliances including a double oven, halogen hob, extractor fan over, dishwasher and fridge freezer. The washing machine can be found in a fitted storage cupboard. Upstairs is a large lounge or additional bedroom if needed, offering great versatility and superb Master Suite incorporating a good size double bedroom, walk in dressing area and ensuite shower room. To the second floor are three further bedrooms and a modern, white house bathroom.

**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 all based a short distance away. 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**

The property is located just off Outwood Lane in a new build estate of houses. On pulling into the estate turn right and the property can be located at the far end, you will be able to locate the property by our 'To Let' sign.

**FEES AND DEPOSITS**

On your application being accepted there is a holding deposit payable equal to one weeks rent. This will be deducted from your first months rent payable before the contract start date. A full deposit is required prior to the commencement of the tenancy and will be the equivalent of five weeks rent. Subject to the landlord accepting a pet, a higher rent will be charged at an additional £30 per month. TO PASS AFFORDABILITY CHECKS, PLEASE ENSURE YOU ARE COLLECTIVELY, IF APPLYING AS A GROUP, OR INDIVIDUALLY, IF BY YOURSELF, EARNING 30 TIMES THE RENTAL FIGURE BEFORE PAYING THE HOLDING DEPOSIT.

**ACCOMMODATION**

**GROUND FLOOR**

Composite entrance door to ...

**ENTRANCE HALL**

A light, modern first impression with neutral decor theme, modern flooring, staircase up to the first floor and doors to ...

**GUEST WC**

Essential for a busy family home with modern white two piece suite, neutral decor and continuation of flooring from the hallway.

**LIVING/DINING KITCHEN**



A truly amazing, large, open family space with bifolding doors out to the paved seating area to the immediate rear offering ample dining and sofa space, modern flooring and recessed spotlighting. High spec., contemporary, grey fitted kitchen with quartz worksurfaces and upstands providing extensive storage and worktop space along with a useful Breakfast Bar - great for a quick coffee or bite of lunch. Inset sink and mixer tap and numerous integrated appliances including, double electric oven, halogen hob, extractor fan over, fridge freezer and dishwasher. The washing machine can be found in a useful fitted storage cupboard. A fabulous, family room flooded with natural light!

**FIRST FLOOR**

**LANDING**

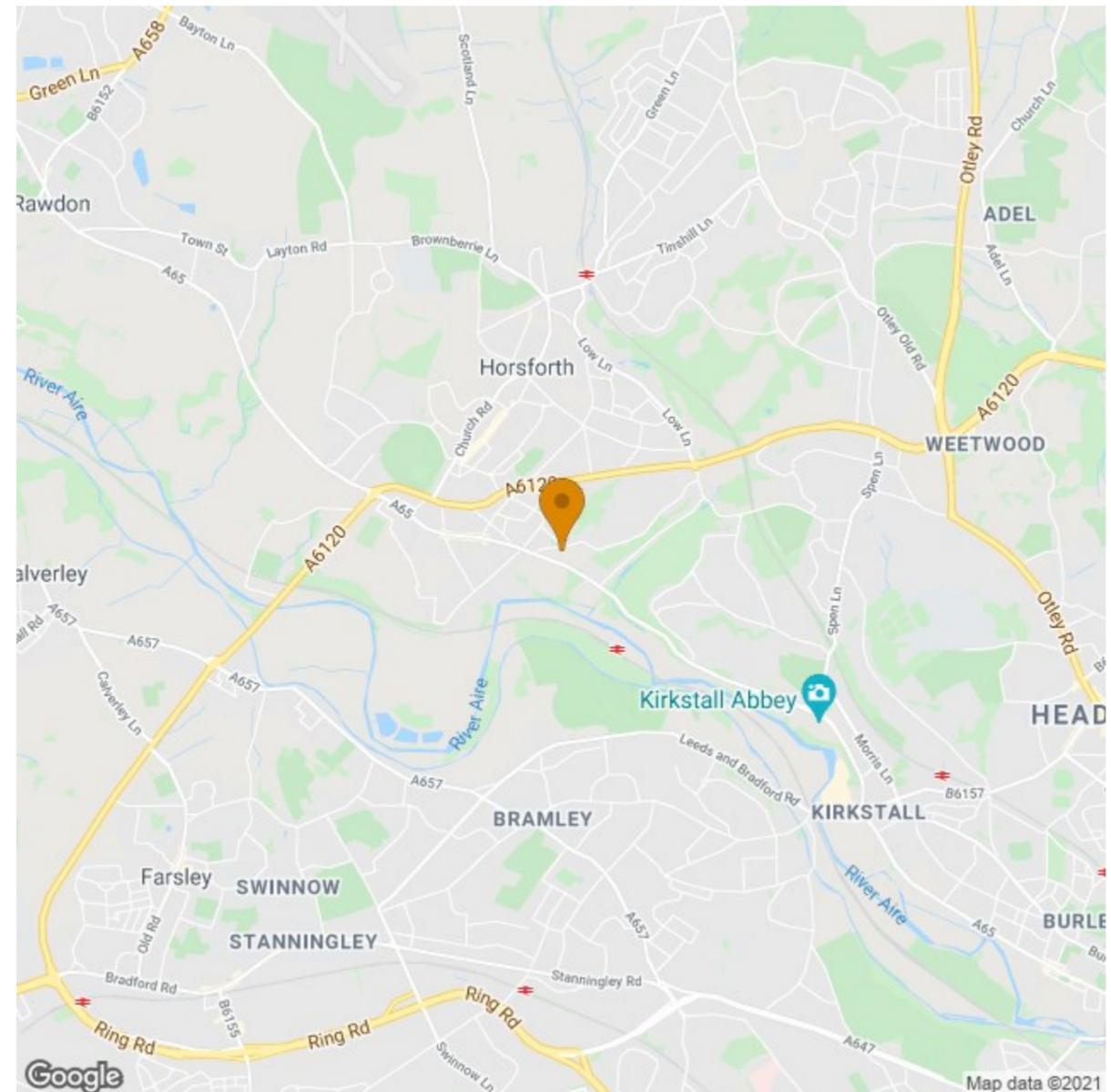
With quality grey fitted carpet, neutral decor theme, useful fitted storage and doors to ...

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		94
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(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>		
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>	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



BEDROOM THREE



A comfortable double at the front of the house with grey carpet and neutral decor.

BEDROOM FOUR



A single bedroom or maybe a nursery or home office with window to the rear elevation, grey carpet and neutral decor.

BATHROOM



A modern, spacious white house bathroom incorporating a large bath, thermostatic shower over, pedestal wash hand basin and WC. Modern flooring and part tiled to wet areas with neutral decor to remainder. Heated towel rail and window to the front elevation.

OUTSIDE



To the front is a lengthy driveway providing parking for up to three cars, a lawned area and gate which leads around to the enclosed family garden to the rear. The rear garden is enclosed by stone walling and provides a perfect family space, safe for both children and pets alike and offering excellent privacy. To the immediate rear is the paved seating area accessed from the living/dining kitchen, steps up to a mainly lawned garden with border and at the back, a large decked area - perfect for sitting out or entertaining!

BROCHURE DETAILS

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



MASTER BEDROOM SUITE



ENSUITE SHOWER ROOM

Modern, spacious, fully tiled shower room with grey theme, incorporating a corner shower enclosure, thermostatic shower, pedestal basin with mixer tap and WC.

LOUNGE/ADDITIONAL BEDROOM



A generous, light and airy family space with pleasant outlook to the rear with grey carpet and neutral decor. A versatile space to use as you please on the first floor.

SECOND FLOOR

BEDROOM TWO



A further double bedroom at the rear of the house with pleasant outlook, grey carpet and neutral decor.

MASTER BEDROOM



A good size double bedroom with grey carpet and neutral decor. WindowS to the front elevation flooding the room with natural light and opens through to a ...

DRESSING AREA



Fully fitted out with hanging and storage space. Neutral decor and grey carpet.

