

# HARDISTY AND CO

Back Lane  
Horsforth



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£260,000  
Offers In The Region Of

0113 239 0012



# HARDISTY AND CO

FANTASTIC HORSFORTH BACKWATER LOCATION - WITH OFF-STREET PARKING - MINUTES AWAY FROM VIBRANT AMENITIES - TRAIN STATION ETC... A little TLC will make this gem shine again, although it has been cared for, with some recent modern additions including the dining kitchen and bathroom - Lounge, TWO DOUBLE BEDROOMS, CELLAR ROOMS WITH CONVERSION POTENTIAL - Lovely garden with a southerly aspect - a real feature. EPC - D



## HORSFORTH

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## INTRODUCTION

Superb central position with a beautiful garden, off-street parking, two double bedrooms, a spacious dining kitchen, impressive cellar for storage (or offering potential for conversion subject to permissions) and all of this located in this beautiful backwater minutes from Town Street and New Road Side and within a walk of the train station and bus routes. Some cosmetic up-dating works would be required, although the dining kitchen and bathroom are recent and the house has been well cared for. The southerly facing garden is a real feature!

## 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 4RF.

## ACCOMMODATION

### TO THE GROUND FLOOR

Entrance door into...

### DINING KITCHEN

11'0" x 15'0"

A spacious room, for cooking, dining and entertaining. Fitted with a good range of wall,

base and drawer units with complementary modern work-surfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Integrated NEFF electric oven, microwave and AEG hob. Integrated washing machine, dishwasher and tall fridge/freezer. Ample space for a good sized dining table and chairs. The window provides a pleasant street outlook.

### LOUNGE

15'0" x 15'0"

A lovely sized and well proportioned reception room with feature stone fireplace and gas point for fire. The bay window provides a pleasant garden outlook. Ceiling coving.

### LOWER GROUND FLOOR

With good head height and providing bags of potential to convert (subject to necessary permissions). Briefly comprising...

### CELLAR ROOM ONE

10'0" x 14'0"

A spacious room with central heating radiator. Ideal for storage. Fitted cupboards.



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#### CELLAR ROOM TWO

7'5" x 4'8"

Ideal for garden equipment.

#### CELLAR ROOM THREE

11'4" x 15'0"

A good sized room providing useful fitted storage. Plumbed for a washing machine and point for tumble dryer. WC.

#### TO THE FIRST FLOOR

Staircase leading to...

#### LANDING

With neutral decor. Storage cupboard. Doors into...

#### BEDROOM ONE

15'0" x 9'6"

A good sized double room with comprehensive fitted wardrobes. Pleasant garden outlook.

#### BEDROOM TWO

14'0" x 10'0"

An excellent double with plenty of fitted wardrobes providing good hanging and storage

space. The window provides a pleasant street outlook.

#### BATHROOM

8'8" x 5'0"

Fitted with a modern suite comprising good sized shower cubicle, vanity unit with storage below, inset wash hand basin and mixer tap and a W.C. Central heating radiator.

#### OUTSIDE

A lovely garden enjoying a Southerly aspect, with mature lawn and deep set flower/shrub borders. Useful storage/potting shed. Parking to the front.

#### 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/>

#### BROCHURE DETAILS

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

#### 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.



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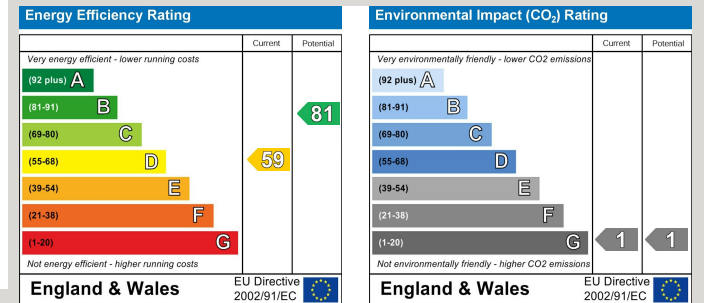
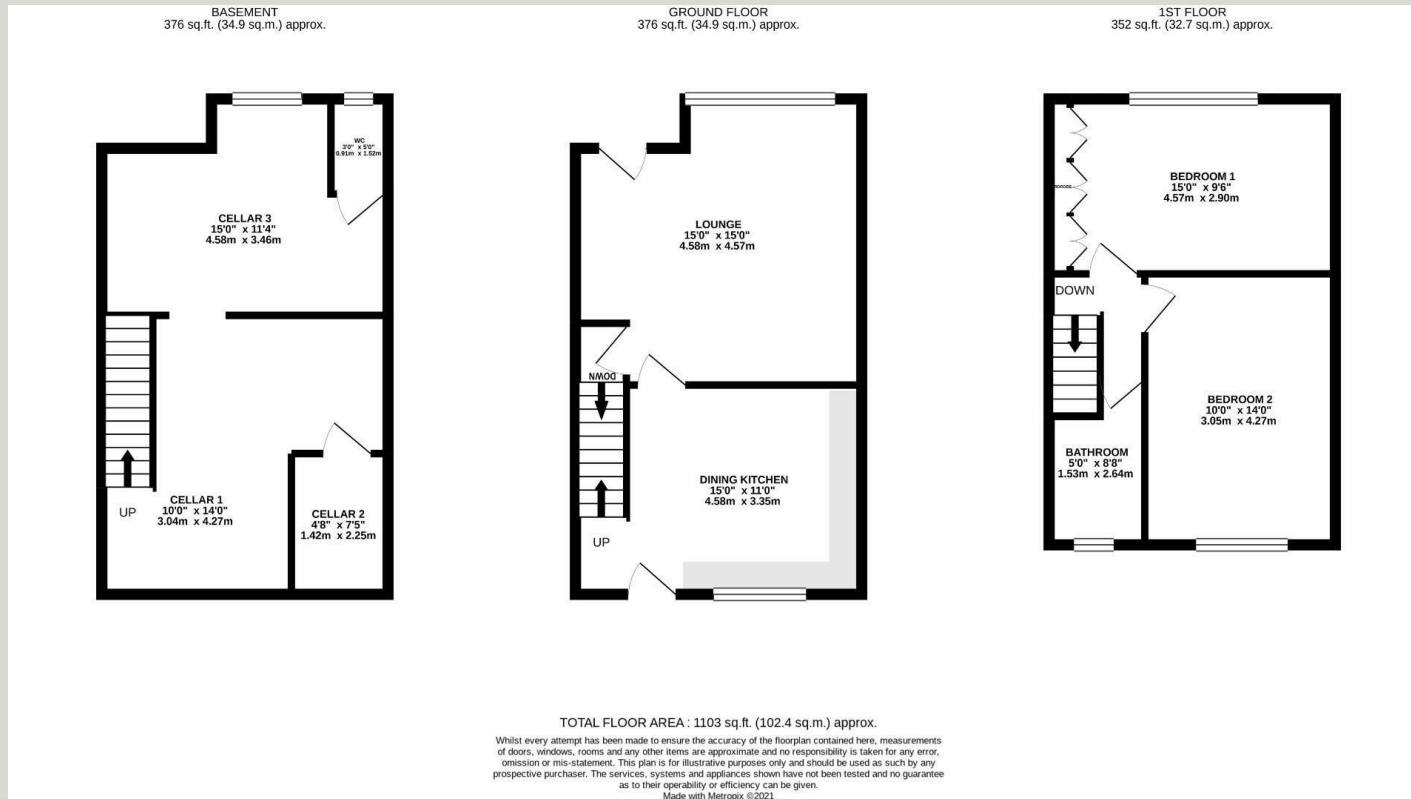
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## AND CO



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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