



Hawksworth Road

Horsforth, LS18 4JP

Introduction

1900s PERIOD CHARM, HIGH CEILINGS AND BESPOKE BATHROOM.

This attractive stone terrace home offers lots of space in a fantastic location. 'Move in Ready' this charming home is well presented and maintained with tasteful décor, fixtures and fittings. Located in a convenient location for everything Horsforth has to offer, as well as easy commuter links via Kirkstall Forge Train Station as well as the Leeds Ring Road. The properties elevated position offers green views front and back.

Built in the 1900's, Hawksworth Road is an attractive and spacious three bedroom home which has been cared for and well maintained. Most recently the property has been updated and decorated throughout. The family bathroom has been fully replaced and features Italian made tiles.

On the ground floor is a light/bright living room with large windows facing Hawksworth woods and offering attractive green views from its elevated position. The inset brick fireplace features a wood burning stove. The kitchen-diner is well appointed with neutral décor and space for a dining table. The rear window offers further green views adding to the charm of the property.

Practical life is also served with a cellar suitable for storage.

To the first floor are two double bedrooms. A large master bedroom to the front is light and bright. The rear is a good double, currently used as a home office and again benefits for green rear views. The bathroom is a good size and has been fully renovated from top to bottom, including the use of attractive Italian tiles.

To the second floor is large double benefit from windows and a Velux.

To the rear the property features and attractive terrace/courtyard, private and ideal of morning coffee or evening al fresco dining.

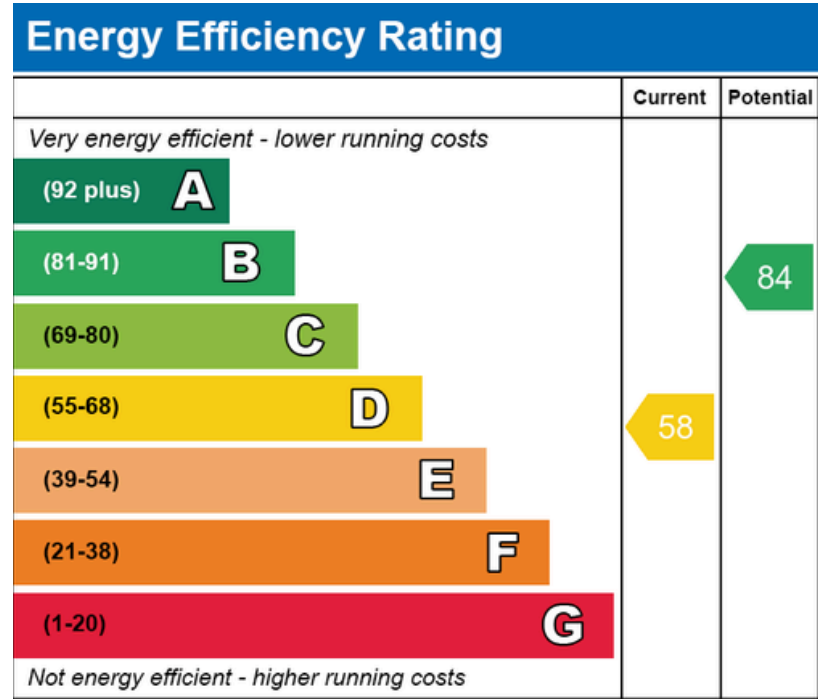


Key Features

- Approximately 1200 sq ft
- Stone Mid Terrace
- High Ceilings and Character Features
- Cosy, light, bright living room
- Wood Burning Stove
- Modern dining-kitchen
- Walking distance to Kirkstall Forge Train Station
- Celler storage
- Green location







AREA GUIDE

Within walking distance of New Road Side offering a plethora of eateries, bars and shops. 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 off the A65 and a short walk away with easy access to Leeds City Centre and to Ikley. 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.

PROPERTY TYPE Stone and Slate Mid Terrace

BEDROOMS 3

RECEPTION ROOMS 2

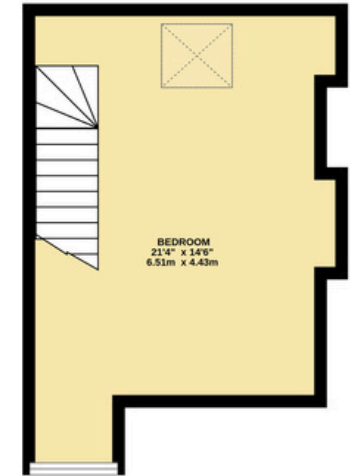
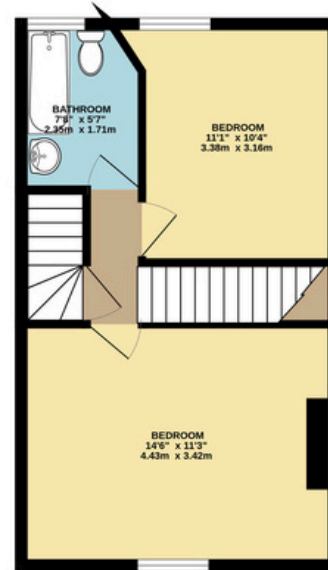
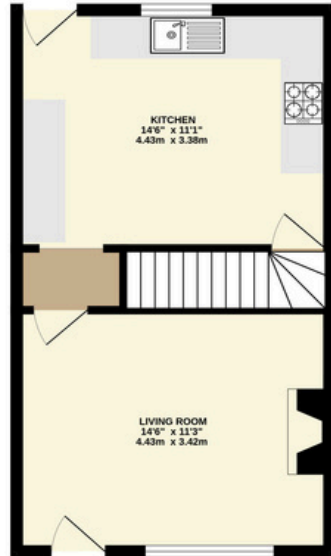
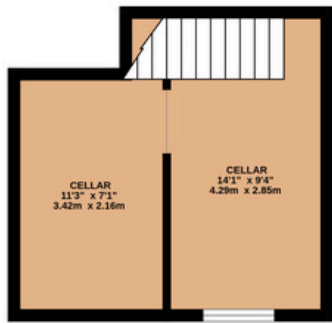
BATHROOMS 1

TENURE Freehold

SERVICES Mains Services

TERMS OF SALE Private Treaty

VIEWING Strictly By Appointment



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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.
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All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

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