



Horsford View

Bramley, LS13 1FE



Introduction

Easy living in this fantastic 4/5 bedroom home in a convenient and accessible location. Horsforde View offers easy access to Leeds City Centre, Bradford and Ilkley. On the border with Horsforth the development enjoys a quiet location at the side of the Leeds & Liverpool Canal and the River Aire. Ideal for walkers, runners and cyclists.

Enjoy a stroll over the Newlay Bridge to New Road Side, Horsforth and enjoy eateries, shops, coffee shops, amenities and good schools.

For those needing to commute Horsforde View offers great transport links, with Kirkstall Forge Train Station just 12 minutes by foot and great bus links via A65 and B6157.

This fantastic home is well appointed and offers easy living for a family. A spacious kitchen/diner is adjoined by a dining room. The space offers the option to be opened up to the living room for those favouring open-plan living. A large hallway with storage and a ground floor WC provides space for shoes, bags and sporting equipment. The living room benefits from lots of light by way of large bi-folding doors which open up onto a large terrace ideal of dining in the warmer months.

To the first floor are 2 sizeable double bedrooms, a family bathroom with over bath shower and the ensuite is flanked with a en-suite shower room. There is the benefit of an additional room ideal as a study for those who need to work from home or as a nursery room.

The second floor offers a further two double bedrooms with the south-facing front bedroom having a dormer window. Both include built-in storage cupboards which can be utilised as wardrobes. The cupboards extend into the eaves and are perfect for stashing away seasonal items.

The attic is boarded for additional storage.

To the front is a neat low maintenance garden and to the rear is enclosed lawned garden and large patio. Parking is allocated at the rear of the property.

We are advised that the property is on mains services, and also benefits from FTP (Fibre to property) internet connection.

This property is freehold with a communal service charge for the maintenance of the site of £400.68 per year (as of the most recent statement)

Key Features

- Modern build, well maintained
- 4 Double bedrooms plus 5th/study
- Space and storage
- Walking distance (12 mins) to Kirkstall Forge Train Station
- Fibre to property internet connection
- Allocated parking
- EPC: B with potential for A
- Council Tax: Ds







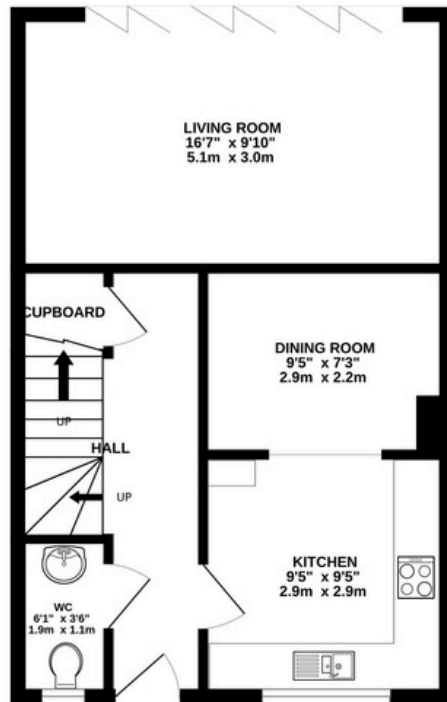
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AREA GUIDE

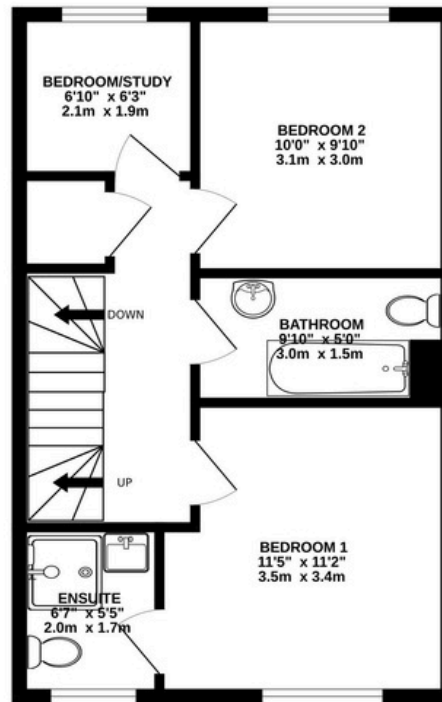
PROPERTY TYPE	End Terrace 2019 Build
BEDROOMS	4/5
RECEPTION ROOMS	2
BATHROOMS	2

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment

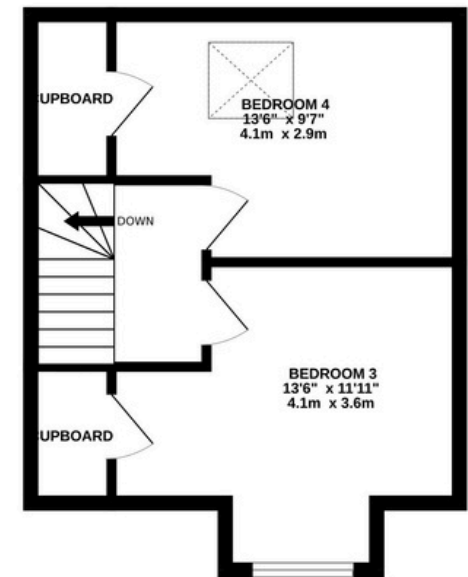
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

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.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.