

HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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. 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



Low Lane
Horsforth LS18 5QL

£875 PCM
4 BEDROOM HOUSE -
TERRACED

hardistyandco.com

-AVAILABLE NOW-PART-FURNISHED -DEPOSITS APPLY- A MOST SPACIOUS FOUR bedroom, STONE mid terrace home situated in this MOST SOUGHT AFTER Horsforth location, close to amenities, HIGHLY REGARDED SCHOOLS & EXCELLENT TRANSPORT links. HORSFORTH TRAIN ST. is a SHORT WALK AWAY. Over THREE floors & RETAINING DELIGHTFUL PERIOD FEATURES, Lounge, DINING KITCHEN, CELLAR with POTENTIAL, TWO DOUBLE beds., & BATHROOM 1st floor, TWO DOUBLE DORMER bedrooms to 2nd floor. COTTAGE STYLE GARDEN to front & PAVED AREA to rear. EPC - E.

INTRODUCTION

A most spacious and well presented four bedroom, stone built mid-terrace home situated in this most sought after Horsforth location, close to amenities, excellent schools and transport links to Leeds, Bradford, Harrogate and York. Horsforth train station is only a short walk away, making commuting straightforward. The property is set over three floors and retains delightful character features and comprises, to the ground floor, a great size lounge with inset gas fire and lots of period charm! A large dining kitchen with a modern range of fitted units, integrated electric oven, four point gas hob and stainless steel canopy over. Ample space for table and chairs and with a door out to the rear paved area - perfect for sitting out with that cup of coffee and the papers! There is access to down to the cellar which provides useful storage space and plumbing for an automatic washing machine. Great scope here for future development if required! To the first floor are two double bedrooms and a good size modern white house bathroom. To the second floor are two further double bedrooms both with Dormer extensions. Outside there are gardens to the front and rear, the front having steps up to a pebbled area with mature shrubs and the rear garden is mainly paved and is enclosed with a low wall and having a sunny aspect. A delightful family home which must be viewed at your earliest convenience!

LOCATION

This location is essential for those with busy and hectic lifestyles, wanting to live in a popular and convenient location! Commuting is easy, both the A65 and the Ring Road (A6120) are on hand to get you where you want to go, providing major links to the motorway networks and the centres of Leeds and Bradford. Across the other side of the village is the Horsforth train station offering regular services to Leeds & Harrogate. For the more travelled commuter the Leeds & Bradford Airport is only a short car ride away. There are many facilities on offer in Horsforth including an abundance of shops, banks and supermarkets. The selection of pubs, restaurants and eateries is vast catering for all tastes and age groups and, from this property, are within easy walking distance.

HOW TO FIND THE PROPERTY

From our office at New Road Side, Horsforth (A65) proceed towards the city centre and down the Hill. Turn left into Hawksworth Road and to the roundabout. Continue across the roundabout into LOW LANE. The property can be identified by our 'TO LET' sign. Post Code LS18 5QL.

HOLDING FEE & DEPOSIT

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.

ACCOMMODATION

GROUND FLOOR

Timber entrance door to ...

LOUNGE

15'0" x 13'4"

A spacious reception room with open chimney breast housing a real flame gas fire, ceiling coving, modern wood effect flooring and bay window with secondary glazing to the front elevation allowing natural light to flood in.

INNER HALLWAY

Staircase up to first floor.

DINING KITCHEN

13'4" x 12'4"

Really spacious with a comprehensive range of fitted units, complementary worksurfaces and stainless steel sink and side drainer with modern mixer tap. Integrated electric oven and four point gas hob with stainless steel cooker hood over. Space for a full size fridge freezer and ample room for a dining table and chairs. Access to the cellar, window to the rear elevation and door out to the rear.

LOWER GROUND FLOOR

CELLAR

Ready for further development if required, subject to approvals. Ideal as a utility area with plumbing for a washing machine and storage.

FIRST FLOOR

LANDING

Stairs to second floor and with doors to ...

BEDROOM ONE



13'4" x 12'0"

A good size double bedroom with two double glazed windows to the front elevation making it lovely and light and airy. High ceiling and modern wood effect flooring.

BEDROOM FOUR



10'0" x 8'9"

An excellent size fourth bedroom with wood effect flooring and window to the rear elevation. Ideal study or nursery if required.

BATHROOM



10'0" x 4'0"

Comprising of a modern three piece suite in white with panelled bath, electric shower over, WC and pedestal wash hand basin. Modern wood effect flooring and uPVC cladding to wealls.

SECOND FLOOR

UPPER LANDING

With doors to ...

BEDROOM TWO



13'4" x 12'0" (max)

A dormer bedroom, great size with roof top views and modern wood effect flooring.

BEDROOM THREE



13'4" x 8'7"

A further dormer bedroom with fitted storage, wood effect flooring and access to eaves storage.

OUTSIDE



There is a paved area to the rear and small cottage style garden to the front.

BROCHURE DETAILS

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
48	66	40	55

Energy Efficiency Rating: 48 (Current), 66 (Potential). Environmental Impact (CO₂) Rating: 40 (Current), 55 (Potential).

