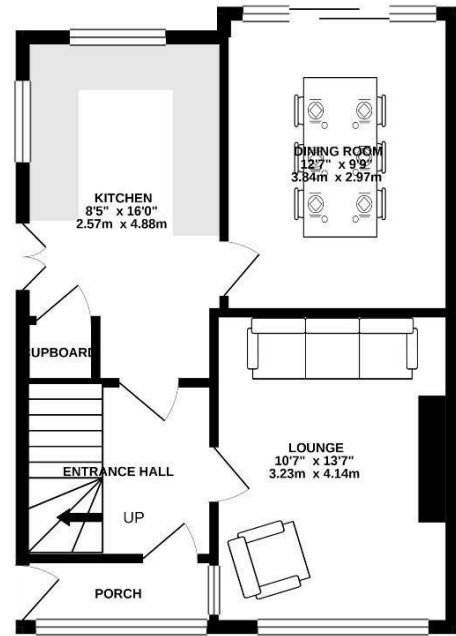
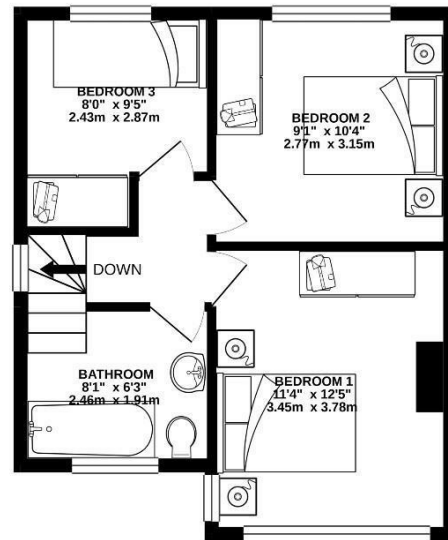


HARDISTY AND CO

GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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 ©2020

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



Outwood Avenue
Horsforth

£299,950

3 BEDROOM HOUSE - SEMI-DETACHED

hardistyandco.com

INTRODUCTION

Set down a quiet, leafy cul-de-sac is extended and spacious three bedroom semi detached family home offering scope to further extend (subject to planning) and being close to Horsforth's excellent amenities, highly regarded schooling, Kirkstall Forge train station and with great road/bus links too! The property has gardens to the front and rear, both low maintenance, the rear being fully enclosed with a terrace to the immediate rear and steps down to a gravelled/paved area with an array of pots, plants, shrubs and climbers - there's scope here to extend to the rear if you so wish or just to landscape and create a lawned garden for the children. A driveway provides off street parking and gated entry to the rear garden and detached garage. The garage has useful storage under. Comprises, to the ground floor, an entrance porch, entrance hall, lovely, light and airy bay fronted lounge, second reception room/dining room with access out to the garden, scope here to open up if you wish, modern high gloss fitted kitchen with integrated appliances and dual aspect along with a useful understair storage cupboard where there is plumbing for a washing machine. Upstairs are the three bedrooms, two of which are doubles, the Master with sliding, mirrored fitted wardrobes, a single bedroom, nursery or maybe a study and a white house bathroom. There is so much on offer here in such a sought after location with great scope too!

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

SAT NAV - Post Code - LS18 4JH.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE PORCH

Really useful shelter from the elements with space for coats, bags and shoes too!

ENTRANCE HALL

A lovely spacious entrance hall with staircase up to the first floor and under stairs cupboard. Doors to ...

LOUNGE



13'7" x 10'7"

A good size reception room at the front of the house with bay window allowing natural light to flood the room, feature solid timber fireplace housing a Real Flame gas fire. Stud wall to dining room so easy to open up if you should so wish!

DINING ROOM



12'7" x 9'9"

A versatile second reception room, again to use as you wish with sliding patio door out to the garden - great scope!

KITCHEN



16'0" x 8'5" (max)

A spacious family space at the rear of the house with dual aspect to the side and rear elevations and access out to the side. Stunning, sleek high gloss fitted kitchen with modern worksurfaces, composite sink with mixer tap and integrated dishwasher, oven, combi oven, four point gas hob and stainless steel cooker hood over. Integrated microwave. Luxury Amtico flooring and useful understair storage cupboard with plumbing for a washing machine.

FIRST FLOOR

LANDING

With doors to ...

BEDROOM ONE



12'5" x 11'4" (max)

A double bedroom with large bay window to the front allowing natural light to flood the room and fitted furniture with mirrored, sliding doors.

BEDROOM TWO



10'4" x 9'1"

A comfortable double bedroom at the rear of the house with beautiful outlook. Wardrobe.

BEDROOM THREE



9'5" x 8'0" (max)

A single bedroom to the rear of the house with lovely outlook - perfect study or nursery if required.

BATHROOM

8'1" x 6'3"

A fully tiled house bathroom with shower over the bath, WC and was hand basin. Useful fitted storage and window to the front. Cupboard housing combi boiler.

OUTSIDE



There is a low maintenance garden to the front and off street parking. The rear garden is enclosed and safe and is a real sun trap! There is a paved terrace to the immediate rear, steps down to a gravelled, paved low maintenance garden with an array of plants, pots, climbers and shrubs - fine as is but offers scope too to landscape or maybe extend. There is a detached garage with storage under to the rear.

BROCHURE DETAILS

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

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/>

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.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			1
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	