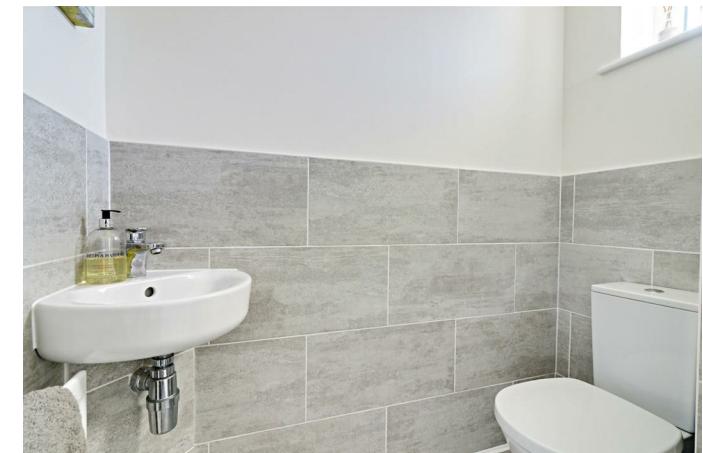


# HARDISTY AND CO



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OFFERED WITH NO UPWARD CHAIN. A MODERN, STYLISH & RECENTLY built 'Ludlow' design, THREE bed., family home by Redrow sited on this MOST SOUGHT AFTER Horsforth development at Horsforth Vale, on the fringe of fields & countryside yet within a short distance of Horsforth's excellent amenities, highly regarded schooling, great COMMUTER LINKS & with lovely walks/bike rides on your doorstep too! Briefly, entrance hall, two piece GUEST WC, large, light & airy lounge, fabulous family DINING KIT., spanning the full width of the house with access out to the garden, TWO DOUBLE beds., MASTER with ENSUITE, single, all with FITTED FURNITURE & modern house bathroom to 1st flr. LANDSCAPED, ENCLOSED GARDEN to rear & DRIVEWAY to front. Just pick up the keys & move in! EPC - B



**HORSFORTH**  
horsforth@hardistyandco.com  
0113 2390012

**GUISELEY**  
guiseley@hardistyandco.com  
01943 870970

**OTLEY**  
otley@hardistyandco.com  
01943 468999

**LS12**  
ls12@hardistyandco.com  
0113 2310933

[hardistyandco.com](http://hardistyandco.com)

## INTRODUCTION

Exciting opportunity not to be missed! With no upward chain. We are delighted to offer onto the open market this recently built (three years old), modern, stylish and contemporary 'Ludlow' design, three bedroom semi detached family home by Redrow. Sited on this desirable Horsforth Vale development, on the fringe of fields and countryside, yet within a short distance of the excellent schools and amenities that Horsforth is renowned for, you just need to pick up the keys and move in! These types of home tend to achieve a really high level of interest due the desirability of the area, and we are expecting such interest, so early viewing is essential! Offering delightful countryside walks and bike rides, an enclosed and safe landscaped garden to the rear and driveway providing off street parking to the front, comprises, to the ground floor, an entrance hall, spacious light and airy reception room, useful guest WC, stunning family dining kitchen to the rear, spanning the full width of the house with access out to the garden, comprehensive fitted kitchen with granite worksurfaces, ample dining space and so much natural light! Upstairs are the three bedrooms, all with fitted furniture, the Master with modern ensuite shower room and there is a contemporary, fully tiled house bathroom with shower over the bath, contemporary rectangular basin and WC. Outside the rear garden offers a paved area to the immediate rear, lawned garden and raised decked area,

perfect for sitting out or entertaining - the garden is a real sun trap too! So much on offer here - call Hardisty and Co now to ensure you don't miss out on your next home!

## LOCATION

There are many facilities available in the village of Horsforth, close to this particular property there is a handy convenience store and a little further afield Horsforth includes an excellent range of shops, boutiques, supermarkets and banks etc. Horsforth is renowned for its abundance of restaurants, eateries and pubs, which cater for all tastes and age groups. The schools in the area all have good academic reputations and are easily accessible from this property, with pre-schools and also Kids Club located on New Road Side. The Horsforth Train Station provides services to Leeds, York and Harrogate. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate and, for the more travelled commuter, the Leeds-Bradford Airport is a short drive away.

## HOW TO FIND THE PROPERTY

SAT NAV - Post Code - LS18 4FZ.

## ACCOMMODATION

### GROUND FLOOR

Composite entrance door with shelter from the elements, to ...

## ENTRANCE HALL

Lovely first impression with modern wood effect flooring, useful under stair storage, staircase up to first floor and doors to ...

## GUEST WC

2'10" x 5'8"

Essential for a busy family home with continuation of the flooring, part tiled in large, modern ceramics and modern two piece suite. Window to the front elevation.

## LOUNGE

15'8" x 10'9"

Nicely presented, large reception room with lots of natural light from the window to the front.

## DINING KITCHEN

17'8" x 11'8"

What a fabulous, light and airy family space!! Sited to the rear of the house with pleasant outlook over the rear garden and access out to the garden. Ample dining space, lots of natural light and modern, comprehensive fitted kitchen with light, granite worksurfaces, recessed sink, drainer and mixer tap. Numerous integrated appliances include, a fridge freezer, dishwasher, double oven, halogen hob and extractor fan over. Stainless steel splashback to hob, recessed spotighting and access to useful cupboard where there's plumbing for a washing machine. Ample dining space too! The real 'hub' of the home - perfect for families or for entertaining!

## FIRST FLOOR



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## LANDING

Spacious landing with window to the side elevation and doors to ...

## BEDROOM ONE

11'2" x 10'9"

A lovely, light and airy double bedroom at the front of the house with neutral themes and fitted furniture. Door to ...

## ENSUITE SHOWER ROOM

6'11" x 4'1"

A modern, stylish ensuite shower room part tiled in large, modern ceramics to wet areas, modern flooring, large walk in shower cubicle with thermostatic shower, contemporary rectangular floating basin with mixer tap and WC. Recessed spotighting, heated towel rail and shaver point.

## BEDROOM TWO

11'8" x 10'9"

A further double bedroom at the rear of the house, nicely finished with neutral shades and fitted furniture. Pleasant outlook over the garden.

## BEDROOM THREE

8'8" x 8'6"

A good size third bedroom with window to the rear elevation, modern flooring and fitted furniture.

## BATHROOM

6'6" x 5'5"

A fully tiled house bathroom with modern flooring, bath with thermostatic shower over, glass shower screen, WC and wash hand basin. Recessed spotighting, heated towel rail, shaver point and extractor fan. Window to the front.

## OUTSIDE

There is a natural limestone paved area to the immediate rear, a lawned garden and decked area beyond along with raised beds and an outside tap! The garden is fully enclosed and safe for both children and pets and is a real sun trap! The front garden is small and low maintenance and there is a driveway providing parking for two cars.

## BROCHURE DETAILS

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

**ADDITIONAL SERVICES - Disclosure Of Financial Interests**  
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.

## SPECIAL NOTE

10 year New Build Guarantee still in place, property 3 years old.



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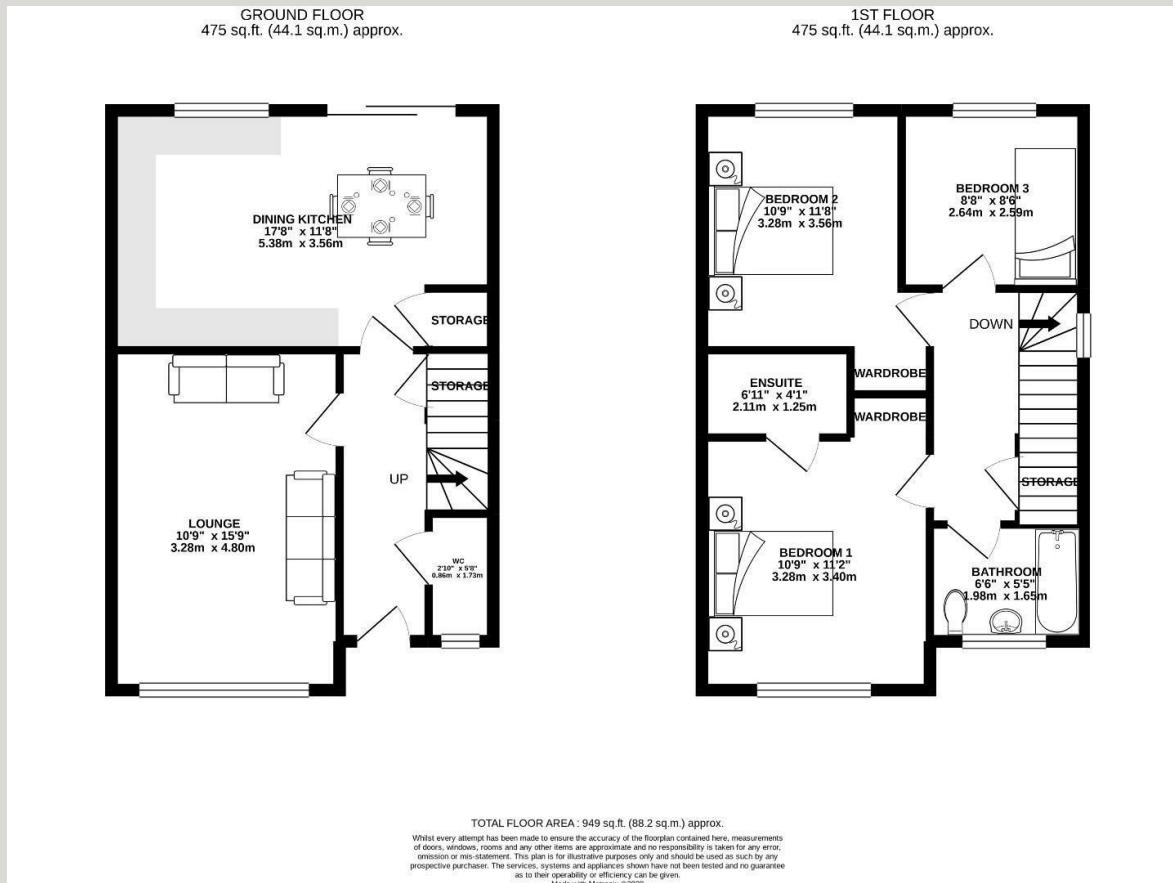
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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