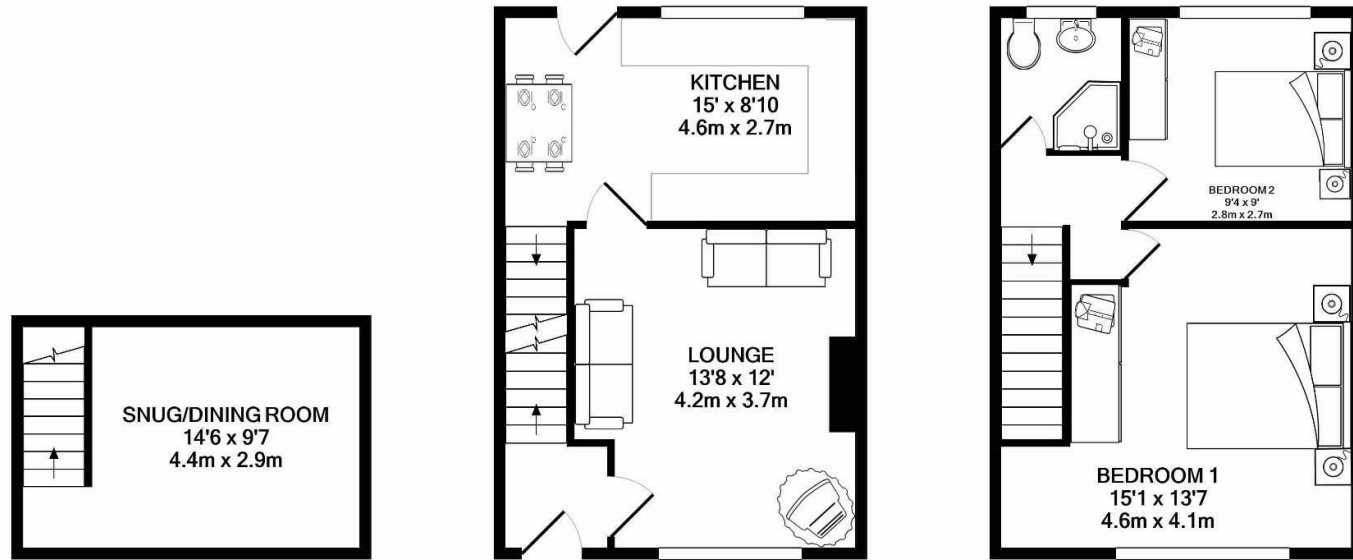


HARDISTY AND CO



BASEMENT
APPROX. FLOOR
AREA 140 SQ.FT.
(13.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 332 SQ.FT.
(30.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 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
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



Long Row
Horsforth

£275,000

2 BEDROOM CHARACTER
PROPERTY

hardistyandco.com

INTRODUCTION

Located in the heart of Horsforth from where you can stroll to a wide variety of vibrant bars & eateries, shops, amenities, the train station etc and with excellent road, bus & air links, this two double bedroom stone residence will also tempt you with its enclosed rear garden - perfect for entertaining - the off-street parking for two and the large tandem garage with space for a workshop if required, such a rare find in these parts. Grade II Listed, retaining lovely period features throughout, including a stunning, fully tanked, vaulted cellar, exposed beams etc, which combine perfectly with a modern and stylish finish. Comprises, to the ground floor, a good size lounge with mullioned windows to the front, exposed beams and feature fireplace just waiting for a log burning stove and to the rear is the good size kitchen/diner with integrated appliances, access out to the garden and useful breakfast bench. Stunning vaulted cellar with solid wood flooring and fitted storage, so versatile, this area can be used in a multitude of ways to suit your own personal requirements. To the first floor are the two good size bedrooms, the master with fitted furniture and a modern shower room. A lovely home in a fabulous location!

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 5AP.

ACCOMMODATION

GROUND FLOOR
Timber and glazed entrance door to ...

ENTRANCE VESTIBULE
A lovely first impression with tiled floor and exposed beam. Staircase up to the first floor and door to ...

LOUNGE



13'8" x 12'0"
A light and airy reception room with large mullioned window

to the front, modern wood effect flooring and feature fireplace with tiled hearth and surround, timber mantel - just waiting for a cast iron stove! Feature exposed beams and painted central heating radiator.

KITCHEN/DINER



15'0" x 8'10"
A lovely space at the rear of the house with pleasant outlook and access out to the rear elevation. Modern Shaker style fitted kitchen, integrated electric oven, gas hob and extractor over inset into fabulous exposed stone walling. Stainless steel sink and side drainer with mixer tap, solid timber worksurfaces and attractive, modern splashback tiling. Tiled floor, plumbing for a washing machine and integrated dishwasher. Useful breakfast bench and access to the ...

LOWER GROUND FLOOR

SNUG/DINING ROOM



14'6" x 9'7"
A fully tanked vaulted cellar with solid wood flooring and fitted storage. So versatile - use as you please - a great addition!

FIRST FLOOR

LANDING
With doors to ...

BEDROOM ONE



15'1" x 13'7"
A good size double bedroom at the front of the house with pleasant outlook and fitted furniture.

BEDROOM TWO



9'4" x 9'0"
A comfortable double bedroom at the rear of the house with pleasant outlook over the garden and some lovely far reaching views.

SHOWER ROOM
5'10" x 5'7"
Incorporating a walk in shower, electric shower over, WC and wash hand basin. Attractive tiling to wet areas and tiled floor. Ladder central heating radiator and window to the rear elevation.

OUTSIDE



There is off street parking for up to two cars in front of a tandem garage (great workshop space if required) and enclosed garden to the rear with lawn and raised deck. Access to the garage from here.

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/>

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