

High Clere Scotland Lane, Horsforth, LS18 5SF

Price £600,000

A handsome red brick villa with such a 'wow' factor! Beautifully and stylishly updated with considerable additions to include a second floor conversion to take advantage of the stunning long distance views to the rear! Fabulous reception & bedroom space along with private, enclosed family garden, electronic gated access & recently completed driveway! Commutable and only a short walk to the train station, highly regarded schools & excellent amenities. Briefly, two large reception rooms, impressive dining kitchen to the rear with access out to the garden, guest WC/cloaks, three double beds., Master with ensuite & bathroom to 1st flr & an impressive fourth bedroom with balcony & ensuite shower room along with a further, double, fifth bedroom to the 2nd flr! So much on offer here in such a prime location & with those wonderful open fields to the rear! Not to be missed! EPC - D

- Fabulous extended family home.
- Prestigious, private location.
- Recently finished driveway.
- Generous gardens front & rear.
- 5 beds., 3 bathrms, 2 receptions
- Open fields to the rear. EPC -
- Quality, lux., & stylish finish.
- Impressive large dining kitchen.
- Electronic gated entry.
- Flooded with natural light.

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INTRODUCTION

Rare opportunity and in such a sought after location! Offering real kerb appeal is this handsome red brick, five double bedroom villa boasting a real 'wow' factor throughout! Beautifully and stylishly updated with considerable additions to include a second floor conversion to take advantage of the stunning long distance views to the rear. The property sits on a great size plot with large, enclosed family garden to the rear which offers excellent privacy and has a lawn and paved seating area along with a useful garden shed and backs onto fields! The property has an electronic gated entry onto a recently completed driveway which provides ample parking and there is a lawned garden to the front with flowerbed/shrub borders. Commutable and only a short walk to the train station, highly regarded schools and excellent amenities, comprises, to the ground floor, a bright and airy entrance hall, elegant lounge/family room, beautiful second reception room to the rear and a fabulous family dining kitchen, flooded with natural light from the dual aspect to the rear and side elevations and with access out to the garden. There is ample dining space, quality solid oak fitted storage, an impressive cream fitted kitchen with space for a large Range style cooker and numerous integrated appliances. Upstairs, to the first floor are three, generous double bedrooms the Master with a large window to the rear elevation taking in those views and with access to modern, ensuite shower room. To the second floor are two further double bedrooms, the main room with that stunning 'wow' factor - feature floor to ceiling windows, French doors out to a balcony and glazed to the apex to allow natural light to flood the room! There are generous ensuite facilities of this bedroom too! A truly stunning family home in such a private setting!

LOCATION

There are many facilities available in the village of Horsforth, including 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 near by 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 5SF.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

A perfect shelter from the elements with two impressive pillars, terracotta tiled floor and feature timber and leaded glass entrance door with side lights to ...

ENTRANCE HALL

A spacious, bright hallway with modern decor theme, stripped and stained floorboards and beautiful feature staircase up to the first floor. Useful understair storage and doors to ...

CLOAKS/GUEST WC

6'0" x 3'0"

Essential for a busy family home, nicely finished with feature tiling to one wall and porcelain tiled floor. Modern two piece suite, ample cloaks storage and feature porthole window to the side elevation. Useful fitted storage too!

LOUNGE/FAMILY ROOM

13'0" x 14'0" (max)

A most elegant, bright reception room with pleasant outlook to the front, two tone decor theme to picture rail, ceiling coving and feature paper decor to one wall. Impressive slate fireplace with cast iron insert and granite hearth. Stripped and stained floorboards.

SITTING ROOM

15'4" x 13'0"

A beautiful, light and air reception room at the rear of the house, flooded with natural light and with lovely garden and long distance views. Modern decor theme blending seamlessly with decorative plaster moulding to the ceiling. Picture rail, deep ceiling cornice and skirtings. Stripped and stained floorboards and feature fire surround with black insert and cast iron arched Living Flame fire set on a black granite hearth.

DINING KITCHEN

26'9" x 10'0" (max)

A fabulous family space, flooded with natural light! Dual aspect to the side and rear elevations with access out to the garden and feature picture window to the rear - literally 'bringing the outside in!' Perfect for day to day, modern family living with designated dining space with floor to ceiling built in solid oak furniture - ideal for either casual or formal dining, taking full advantage of those beautiful field and long distance views! The kitchen is of excellent proportions, thoughtfully planned and fitted with a comprehensive range of quality, cream Shaker style units with two feature columns, solid oak worksurfaces, kick boards and upstands. Inset ceramic one and a half bowl sink with swan neck mixer tap and space for a large cooking Range in feature tiled recess with oak panelled surround. Integrated dishwasher, washing machine, wine cooler, microwave and tall fridge freezer. Modern ceramic flooring with border pattern, point for wall mounted television and inset ceiling spotlighting.

FIRST FLOOR

LANDING

With access to useful linen storage cupboard, steps up to a feature leaded and stained glass window and doors to ...

BEDROOM ONE

15'5" x 13'0"

A generous double bedroom at the rear of the house with pleasant outlook over the garden and with those lovely long distance views! Modern two tone decor theme, ceiling coving and deep skirtings. Stripped and stained floorboards and feature fireplace to chimney breast wall with tiled hearth. Again, lots of natural light and with a door to ...

ENSUITE SHOWER ROOM

10'0" x 6'4"

So spacious! Incorporating a modern suite with large corner shower cubicle with thermostatic shower, contemporary style rectangular, floating basin with fitted towel rail and WC. Fully tiled to walls and floor with contrasting black tiling to shower and borders with remainder in white. Recessed spotlighting, chrome, ladder central heating radiator and window to the rear elevation.

BEDROOM TWO

14'0" x 13'0"

Another generous double bedroom at the front of the house with pleasant outlook and feature cast iron fireplace with tiled hearth.

BEDROOM THREE

10'0" x 9'0"

Recently decorated and offering comfortable double bedroom space with a window to the front elevation.

BATHROOM

7'0" x 8'7"

A modern house bathroom with feature white slipper bath with claw feet and mixer tap and thermostatic shower over. Glazed shower screen, period style 'Savoy' basin set on a chrome stand with towel rail and WC. Part tiled to wet areas in neutral ceramics and tiled floor. Useful airing cupboard and recessed spotlighting.

SECOND FLOOR

LANDING

Continuation of the painted spindle and solid wood balustrade staircase from the first floor landing. The second floor has been thoughtfully planned to retain some really good practical storage space into the eaves along with superb bedroom space. With neutral decor theme, recessed spotlighting, feature exposed beams and large Velux window, giving access to ...

BEDROOM FOUR

15'7" x 11'0"

Wow!! Superbly designed to take absolute advantage of those stunning long distance views to the rear. French doors with full length window to either side lead out onto a balcony. A large apex glazed feature above maximises the light and views! Flooded with natural light with contemporary paper decor to one wall, neutral to remainder and exposed beam. Central heating radiator as well as air conditioning for those warm summer evenings! Ample space for furniture in which to sit and enjoy that wonderful outlook! Door to ...

ENSUITE SHOWER ROOM

8'5" x 10'0"

Spacious and light with large Velux window and incorporating a walk in shower cubicle, quality two tone marble tiling with feature border pattern, traditional style pedestal basin and WC. Feature exposed beam and recessed spotlighting. Ladder central heating radiator.

BEDROOM FIVE

14'0" x 8'5"

A single 'L' shaped with modern decor theme and sealed unit double glazed Velux window to the front elevation.

OUTSIDE

This fabulous family home sits on a good size plot with a mature, fully enclosed, lawned family garden to the rear with lots of child friendly space, flower/shrub borders and with excellent privacy too! There is a large raised Yorkshire stone patio area with a circular feature which extends round to the immediate rear and can be accessed from the dining kitchen. A shed provides useful storage space. The property is accessed via electronic gates opening up to a recently laid driveway providing generous off street parking. This area extends down to the side of the property to the rear access gate.

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.