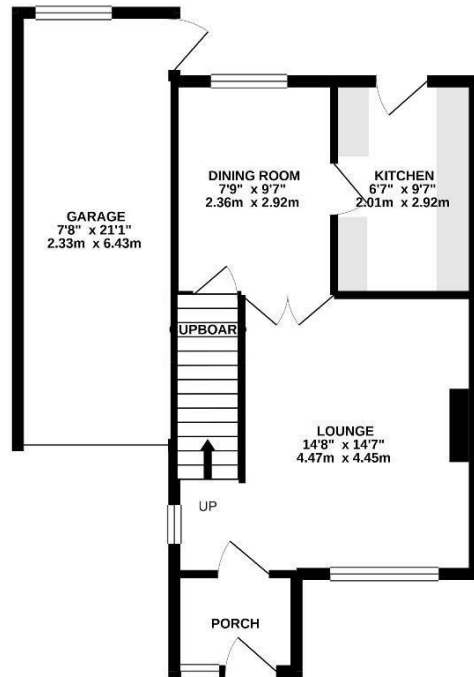
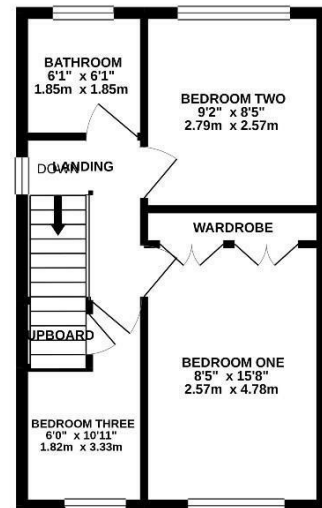


HARDISTY AND CO

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
Made with Measure ©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



Newlathes Road
Horsforth

£274,950

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION

A spacious three bedroom semi in a sought after location. Perfect for local schooling, amenities and excellent transport links. Scope to extend (subject to planning) with excellent sized gardens front and rear. A lovely suntrap garden to the rear, perfect for families. Internally comprises Entrance porch with space for pram, shoes and coats. Good sized, lounge with granite fire surround, ripe to add a classic wood burning stove. Separate dining and kitchen that could be opened up but perfect for entertaining. Two good sized double bedrooms and a generous single, plus a modern house bathroom.

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 4SX.

ACCOMMODATION

TO THE GROUND FLOOR

uPVC door into...

ENTRANCE PORCH

A welcome shelter from the elements, ideal for the muddy wellies, coats and shoes etc. Ceramic tiled floor.

LOUNGE

14'8" x 14'7"

A great sized reception room with granite fire surround ripe to install a wood burner. Ceiling cornice. Window letting in good natural light. Staircase to the first floor.

DINING ROOM



9'7" x 7'9"

With wood effect floor, ideal for entertaining but also with the potential to open-up to the kitchen to create one larger open-plan space. Useful under-stairs storage cupboard.

KITCHEN

9'7" x 6'7"

Fitted with wall, base and drawer units providing good storage space. Granite effect work-surfaces. Inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiling to splash-back areas. Integrated electric oven and gas hob, extractor over and splash-back. Plumbed for a dishwasher. Wood effect flooring.

TO THE FIRST FLOOR

Staircase from the lounge leading up to...

LANDING

With access hatch into the boarded loft, with lights, power point, built in shelves and has had the floor reinforced to allow for bookcases and significant storage. Door into...

BEDROOM ONE



15'8" x 8'5"

A good sized double bedroom fitted with wardrobes that provide useful hanging and storage space. Located at the front of the property.

BEDROOM TWO



9'2" x 8'5"

A good sized room fitted with wardrobes that have sliding doors.

BEDROOM THREE



10'11" x 6'0"

A generous sized single bedroom, nursery or work from home office.

BATHROOM

6'1" x 6'1"

Fitted with a modern white suite comprising panel bath with thermostatic shower control over, low flush W.C and pedestal wash hand basin. Fully tiled to the walls and floor. Chrome heated towel rail. Window aiding natural light and ventilation.

TO THE OUTSIDE



The brick paved driveway at the front provides off-street parking, with a low maintenance paved area at the rear in which you can sit out and relax, have friends round etc. A suntrap of a garden, catching the sun most of the day.

GARAGE

21'2" x 7'8"

A large garage providing excellent storage, with excellent potential to convert subject to permissions. Plumbed for a washing machine.

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.

BROCHURE DETAILS

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

