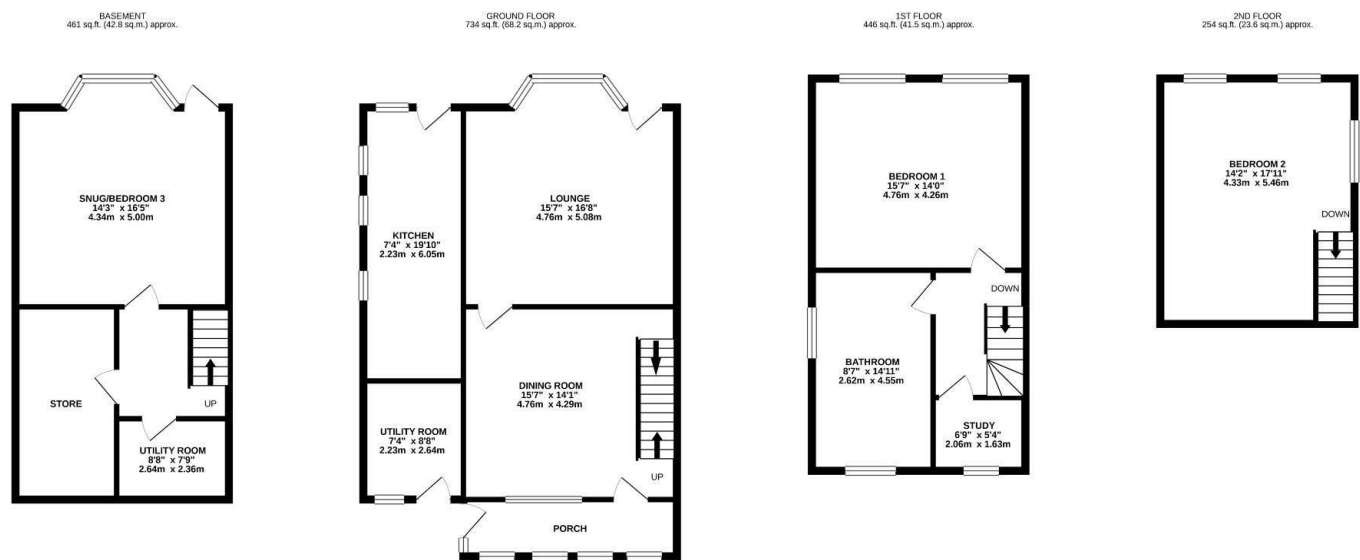


HARDISTY AND CO



TOTAL FLOOR AREA: 1896 sq.ft. (176.1 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.

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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



Carrbottom Road
Greengates

£269,950
3 BEDROOM HOUSE

hardistyandco.com

INTRODUCTION
CHAIN FREE! A GREAT OPPORTUNITY TO COMPLETE BEFORE THE STAMP DUTY INCENTIVE ENDS!

Are you looking for a spacious home with stunning woodland aspect to the rear offering fabulous, private and idyllic setting running down to the beck! Amenities, schools and great commuter links are on your doorstep too - well this substantial, unique family home may be the one for you! This property boasts expansive accommodation throughout over four floors, stunning woodland vista to the rear, a huge garden and also offers so much potential to create your own forever woodland home! The rooms in this huge home are so spacious and flooded with natural light, comprises, to the ground floor, an entrance porch, stunning dining room/library/music room, large, light and airy lounge with bay window and feature balcony where you can sit out and enjoy this amazing woodland view, watching all the wildlife and enjoying a sip of something chilled! A large, traditional kitchen flooded with natural light and with access out to the balcony completes the ground floor. To the lower ground floor is a third bedroom or reception room, a large store/workshop/hobby room and fully fitted utility. To the first floor is an enormous Master bedroom with traditional fitted furniture to two full walls and those wonderful views to the rear, a 15' four piece house bathroom and study. To the second floor is another large double bedroom with dual aspect to the front and side elevations. Outside the property has a garage for storage and parking for one car to the front and that truly amazing outdoor space to the rear which also offers so much potential and stretches down to the beck. This unique home needs to be viewed in person to appreciate all it has to offer, call us now to secure your viewing slot!

LOCATION

The property is located just off New Line/Harrogate Road with supermarkets, restaurants and pubs close by. Ideal for commuting between Leeds, Bradford & Harrogate with easy access to the Ring Road, A657 and A658 providing major links to the motorway networks. For the more travelled commuter the Leeds - Bradford Airport is only a short car ride away. There are many facilities on offer in Greengates and a railway station was opened Summer 2016, also providing excellent commuter links. The Marina and canal are a short distance away and provide a lovely space to unwind, cycle, run or walk with the family.

HOW TO FIND THE PROPERTY

SAT NAV - Post Code - BD10 0BD.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE PORCH

A fabulous, mainly glazed entrance porch with extensive fitted storage space, worktop space and with a tiled floor. Ample wellies, shoes, coats and bag storage, all hidden away - great! Under stairs cupboard, which has potential to be turned into a downstairs toilet. Door to ...

DINING ROOM/LIBRARY/MUSIC ROOM



14'1" x 15'7"

A really good size reception room with lots of natural light from the window looking into the porch - great versatility here to use as you please. Fitted book shelves, lovely high ceiling and feature wall.

LOUNGE



16'8" x 15'7" (max)

A fabulous, light and airy reception room at the rear of the house with large bay window boasting those wonderful woodland views and with a door out to the balcony. Feature cast iron log burning stove sat on a tiled hearth - perfect!

BALCONY

With space for table and chairs you can sit and take in these breathtaking, woodland views, actually hear the beck running below and watch all the wildlife in the trees and down below on the ground - simply stunning!

KITCHEN



19'10" x 7'4"

A traditional fitted kitchen, flooded with natural light from all the windows to the side and rear elevations and with access out to the balcony. You could literally be washing up outside!! With substantial storage and worktop space, integrated double oven, four point gas hob and space for a tall fridge freezer. Ceramic sink and drainer with mixer tap and tiling to splashbacks. Modern vinyl flooring.

LOWER GROUND FLOOR

Accessed from the dining room and comprising:

UTILITY

8'8" x 7'9"

A spacious, really useful utility space with vinyl floor, fitted units and worktops, stainless steel sink and mixer tap and with plumbing for a washing machine and space for a dryer. Extractor fan and tiling to splashbacks - great practical family space!

STORE ROOM

7'5" x 19'10"

Another useful, large space with shelving - perfect workshop or maybe a hobby room or studio!

SNUG/RECEPTION ROOM/BEDROOM THREE



16'5" x 14'3"

A fabulous size, versatile family space at the rear of the house with large bay window, access out to the garden and with solid wood flooring. Feature painted decor to chimney breast wall and stunning, exposed stone fireplace with a cast iron log burning stove sat on a stone hearth - delightful room, offering great versatility and those wonderful views!

FIRST FLOOR

LANDING

With stairs up to second floor and doors to ...

BEDROOM ONE



14'0" x 15'7" (into 'robes)

What a spacious Master bedroom! Flooded with natural light and with those amazing views to the rear! Traditional fitted furniture to two full walls (mirrored to one wall).

BATHROOM

14'11" x 8'7"

A huge family bathroom with dual aspect to the side and front elevations! Incorporating a large walk in shower enclosure with thermostatic shower, large bath with central mixer taps and white splashback tiling as well as tiling to bath panel, pedestal basin and WC. Modern flooring and useful fitted storage.

STUDY

6'9" x 5'4"

At the front of the house and perfect for working from home. Staircase from here up to the ...

SECOND FLOOR

BEDROOM TWO



17'11" x 14'2"

A fabulous, light and airy room at the top of the house with dual aspect to the front and side elevations, ample space for fitted furniture if you so wish.

OUTSIDE



The rear of this property is such a feature!!! Amazing with tiered, paved area, paths, steps and ample space for pots and plants and maybe a veg., patch. Fenced in hen house, green house and such a private, idyllic setting - perfect! There is parking to the front for one car, ample on street parking and a small garage/storage space.

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/>

BROCHURE DETAILS

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

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.