

**HARDISTY** PRESTIGE

## West End Lane

Horsforth

- Substantial, extended home
- Four bedrooms/two bathrooms
- Desirable Horsforth Lane
- Excellent schools/commuter links
- Wide range of amenities

EPC Rating D

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# West End Lane

Horsforth

IMPRESSIVE FOUR BEDROOM, TWO BATHROOM FAMILY HOME on this DESIRABLE HORSFORTH LANE - Substantially extended & well presented, garden with a southerly aspect, PARKING FORECOURT & INTEGRAL GARAGE - Stylish decor, open plan living space including large sociable dining kitchen, spacious lounge, utility room & WC. The enclosed garden is a real feature, a real sun trap with privacy too. ALSO ENJOYING SOME LOVELY VIEWS. EPC - D



## INTRODUCTION

A substantially extended, well presented, four bedroom two bathroom home on this highly sought after lane with a southerly facing garden, parking forecourt and integral garage. Stylish decor throughout, impressive modern open plan living space with large sociable dining kitchen, spacious lounge, utility room, downstairs Wc and integral garage! Four spacious bedrooms, two bathrooms and the enclosed garden is a real feature, a real sun trap with good privacy! This exclusive address is likely to attract lots of attention so don't miss out.

## 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 5JP.

## ACCOMMODATION

TO THE GROUND FLOOR  
Timber and glazed door into...

## ENTRANCE PORCH

Providing a welcome shelter from the elements. Useful space for muddy boots, coats etc. Door into...

## HALL

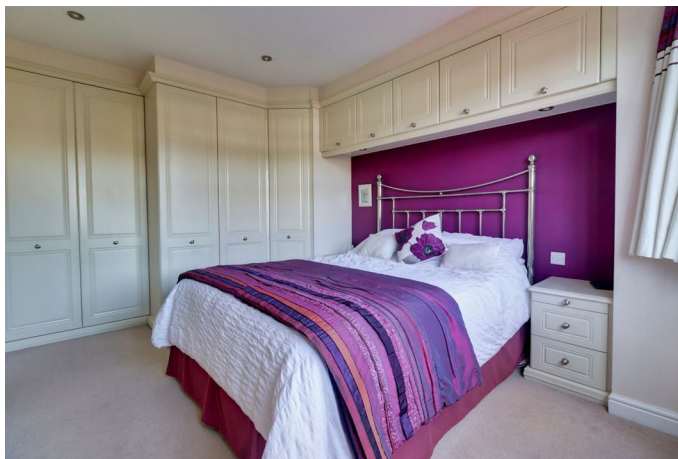
Providing a lovely first impression to this home. Modern decor theme and flooring. Staircase to the first floor. Door into...

CLOAKS/W.C.  
6'7" x 3'0"

A modern convenience fitted with a two piece suite comprising low flush W.C and a wash hand basin with mixer tap. Neutral decor.

LIVING/DINING KITCHEN  
25'0" x 19'4"

Of excellent proportions and providing lots of space for the family or for entertaining friends. A stunning room, fitted with a range of stylish modern base wall and drawer units with wine fridge. Complementary silstone work-surfaces. Integrated double oven/microwave combi, dishwasher, fridge/freezer. Modern decor and flooring. Bi-fold doors opening outside into the garden. Ample space for a comfy sofa, dining table and chairs etc.



#### UTILITY ROOM

5'4" x 7'0"

Taking care of the practical requirements, with base unit, inset stainless steel sink, side drainer and modern mixer tap. Plumbed for a washing machine. Velux window. Door into the garage.

#### INTEGRAL GARAGE

9'4" x 16'4"

With roller shutter door and plenty of storage space. Velux window.

#### LOUNGE

18'6" x 11'8"

A lovely sized room with good proportions and a modern presentation, ideal for family relaxation time. Feature limestone fire surround with inset wood burning stove set atop the hearth. Good sized window letting in plenty of natural light.

#### TO THE FIRST FLOOR

Staircase from the hallway leading up to...

#### LANDING

With lovely modern decor. Stairs to the second floor and oak doors into...

#### BEDROOM ONE

15'3" x 11'8"

A super double bedroom with a modern decor scheme. Fitted wardrobes and dressing table providing excellent hanging and storage space.

#### BEDROOM TWO

13'6" x 9'4"

A perfect guest room or teenager's room with private en-suite off. Modern decor theme. The window provides a pleasant view. Door into...

#### EN-SUITE

2'7" x 6'0"

Fitted with a shower cubicle and wash hand basin. Partially tiled in modern ceramics with neutral decor to the remainder.

#### BEDROOM FOUR

10'6" x 10'0"

A spacious bedroom in which a double bed would fit. The window provides good light and lovely views.

#### BATHROOM

6'0" x 9'6"

Larger than average, this stylish bathroom has a four piece suite comprising feature bath, W.C, vanity unit with inset wash hand basin, mixer tap and storage below, with a large walk-in shower enclosure too.

#### TO THE SECOND FLOOR

Stairs from the first floor landing leading up to...

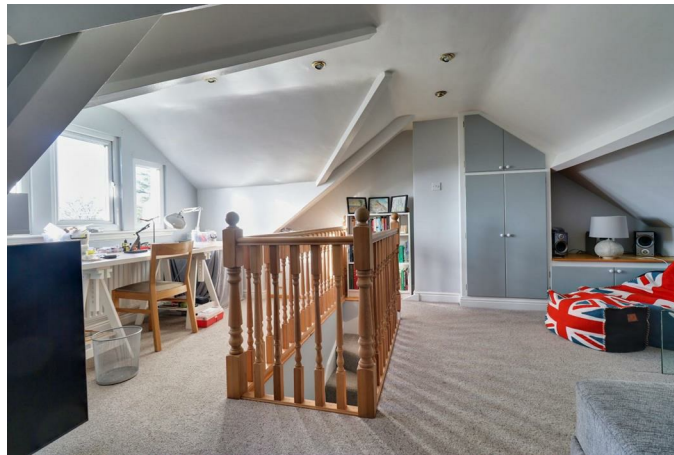
#### BEDROOM THREE

15'5" x 17'0"

Another great sized room with a modern scheme of decor. Useful eaves storage. From here you can enjoy the long distance view.

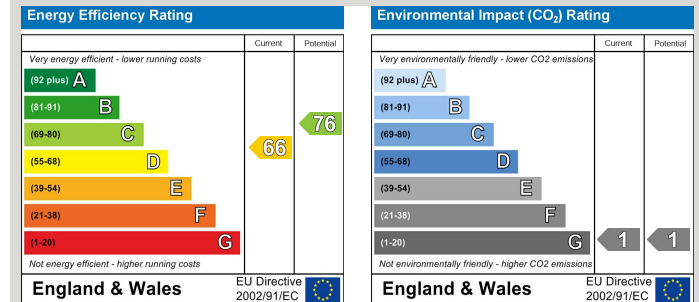
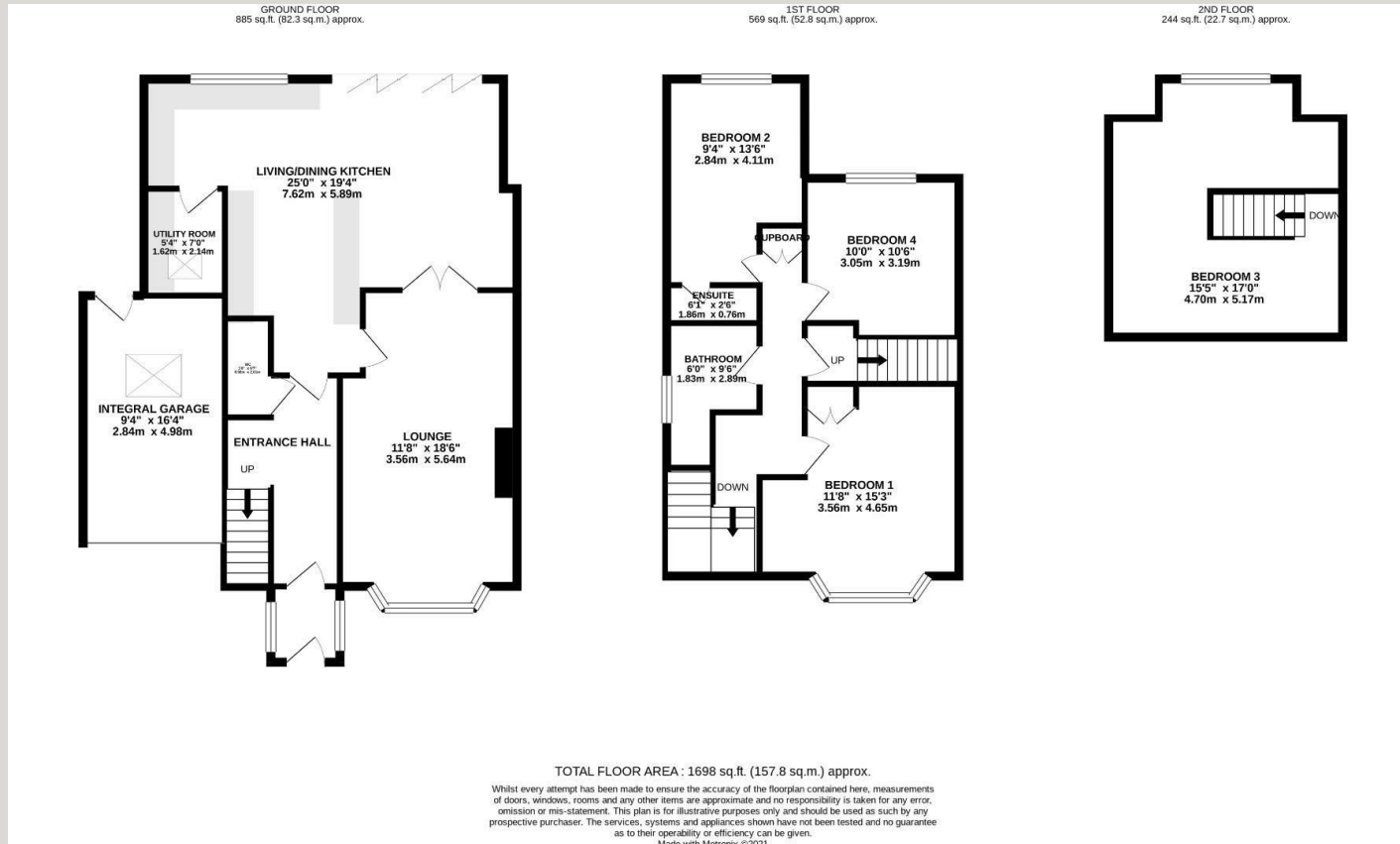
#### OUTSIDE

The gardens are a real feature. Enjoying a southerly aspect, with an impressive terrace where you can sit out and relax in the sunshine. A good sized lawn provides space to play, there is a water feature, vegetable patch and a greenhouse, ideal for green-fingered enthusiasts. At the front, there is a good sized parking forecourt.



# Leeds

## Horsforth



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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