

HARDISTY AND CO

Woodvale Terrace
Horsforth



£400,000
Asking Price

hardistyandco.com

0113 239 0012

HARDISTY AND CO

NO CHAIN - Boasting some 1600sqft of beautifully presented accommodation over four floors, WITH SCOPE TO CONVERT THE CELLAR. This beautiful stone property has a delightful rear garden that meanders down to the beck and woodland, idyllic & private. OOZING CHARM & CHARACTER with 2 large reception rooms, dining kitchen, utility, cellar, W.C, THREE DOUBLE BEDROOM and LARGE, LUXURIOUS BATHROOM. Situated in this popular Horsforth location, close to excellent amenities, schools and road/rail links. Call Hardisty & Co now for more information and to secure your viewing slot! Welcome to your forever home! EPC - D



HORSFORTH
horsforth@hardistyandco.com
0113 2390012

GUISELEY
guiseley@hardistyandco.com
01943 870970

OTLEY
otley@hardistyandco.com
01943 468999

LS12
ls12@hardistyandco.com
0113 2310933

hardistyandco.com

INTRODUCTION

A beautiful family home arranged over four floors, boasting circa 1600.sq.ft. Situated in this popular Horsforth location, close to excellent amenities, schools and road/rail links, with a delightful, lengthy rear garden that meanders down to a beck and woodland, with a viewing platform at the end from which you can sit and enjoy the beck/peace and quiet on a summers evening, (Ideally with a glass or two of your favourite tippie,). This property oozes character, offers spacious accommodation throughout and in brief comprises: Entrance vestibule, spacious sitting room, separate equally spacious dining room & utility. Lower ground floor: Farmhouse style kitchen, cellar with excellent potential for conversion subject to permissions, porch to the rear garden & a W.C. First Floor: Two large bedrooms. Second Floor: Large bedroom and a gorgeous house bathroom. Fantastic rear garden and small courtyard style front garden. Homes like this tend not to stay unsold for long, call Hardisty & Co now for more information and to secure your viewing slot! Welcome to your forever home!

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 4JW.

ACCOMMODATION

TO THE GROUND FLOOR
Timber front door opening into...

PORCH

Providing a welcome shelter from the elements and a place for muddy boots, coats and shoes etc. With high ceiling and cornice and neutral decor. Access into...

DINING ROOM

13'1" x 13'9"
A room of good proportions and the high ceiling with its cornice adds to the feeling of space. Sash windows. Wood flooring. Traditional fireplace with surround which adds another appealing feature. Smart decor theme.

SITTING ROOM

13'1" x 12'10"
Another spacious reception room, again enjoying a high ceiling and stylish decor. Feature exposed brick Inglenook fireplace with tiled hearth, inset log burner and stone lintel over, a fabulous feature and so cosy on chilly nights in. Fitted shelving within chimney breast recesses. The window provides a most pleasant outlook over the rear garden.

UTILITY ROOM

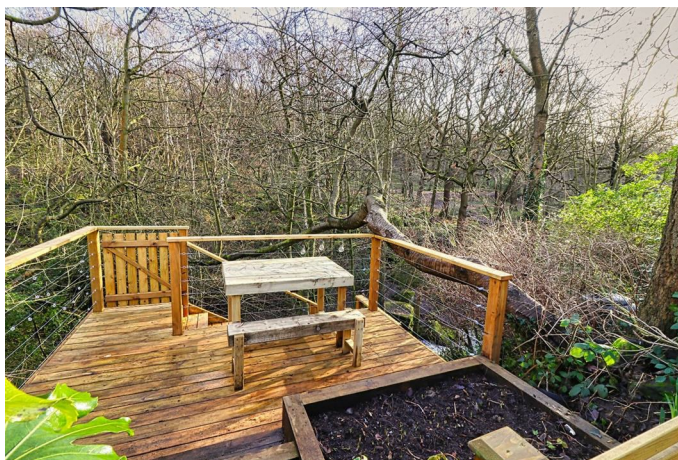
7'5" x 4'6"
A handy area taking care of the practicalities. Fitted storage, granite effect work-surface with inset stainless steel sink, side drainer and modern mixer tap. Space for tumble dryer and plumbed for a washing machine. Wood effect floor. Velux window. Boiler.

LOWER GROUND FLOOR

Stairs lead down to...

KITCHEN-DINER

13'8" x 12'11"
An excellent space, perfect for family meals or having friends over for dinner. Exposed beams and slate flooring add real character. Fitted with cream shaker style cabinetry and drawers with granite work-surface. Inset Belfast sink with mixer tap. 'Rangemaster' cooker with five ring gas hob. Part timber clad with neutral decor to the remainder. Inset ceiling spotlights. Most useful pantry/storage cupboard. Ample space to add a dining table and chairs. Window over the sink aiding natural light and ventilation.



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

CELLAR

13'8" x 13'3"

This is a very handy space for additional storage, also, there is excellent scope to convert into further living space if desired, subject to necessary permissions etc.

PORCH

With terracotta floor. Access into the W.C and door leading outside into the rear garden.

W.C.

4'9" x 2'11"

Continuation of the terracotta floor. Fitted with W.C and wash hand basin with taps. Ceramic tiling to splash-back.

TO THE FIRST FLOOR

Stairs leading up to...

BEDROOM ONE

13'2" x 11'11"

A lovely sized double bedroom with neutral decor theme. Traditional fireplace. Access to a 'Jack n Jill' walk-in wardrobe which is shared with bedroom two.

BEDROOM TWO

13'2" x 10'5"

Another large double, with neutral decor and shelving fitted within recess. Sash window. Access to walk-in wardrobe, shared with bedroom one. Traditional fireplace.

TO THE SECOND FLOOR

Stairs leading up to...

BEDROOM THREE

13'2" x 11'10"

A large double room with pleasant decor theme. Velux window. Useful eaves storage.

HOUSE BATHROOM

13'2" x 7'10"

Such a spacious bathroom, much larger than average with a lovely stylish finish. Fitted with a large bath set within a surround, large shower enclosure with thermostatic shower control, W.C and wash hand basin. Heated towel rail. Ceramic tiling to splash-back areas and the floor. Two velux windows flooding the area with light and allowing great ventilation. Recessed ceiling spotlights.

OUTSIDE

The property boasts a delightful rear garden, backing onto a beck and woodland, very private and such a tranquil space in which you can sit and relax. There is a paved area where you can add a table and chairs for alfresco dining. A lengthy, well tended lawn which meanders down to the beck, with a decked area for further seating, enjoy a glass of something chilled with friends etc.. Steps lead down to a viewing platform from where you can enjoy the view. At the front, there is a well maintained courtyard garden area leading to the front door.

BROCHURE DETAILS

Hardisty and Co prepared these details, including

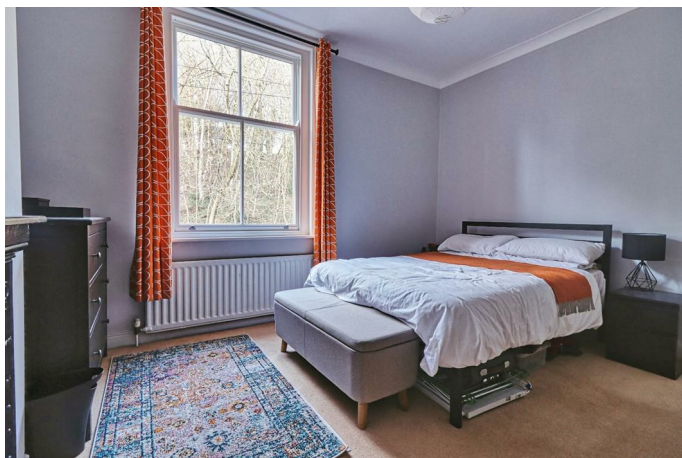
photography, in accordance with our estate agency agreement.

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.

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/>



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

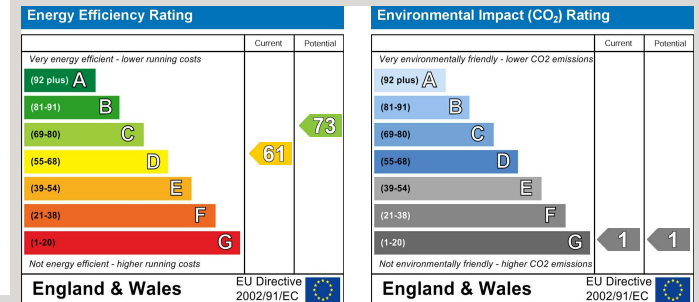
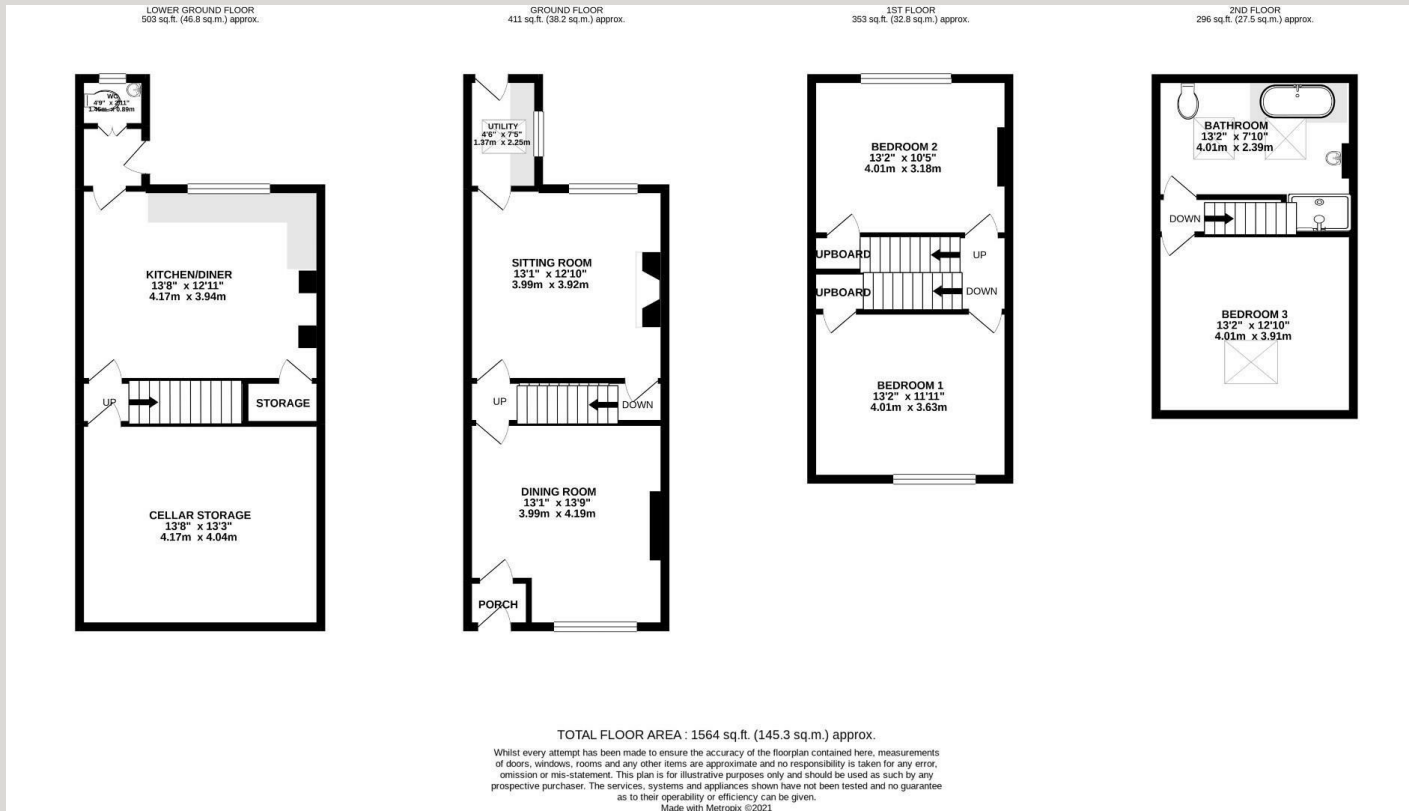
OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

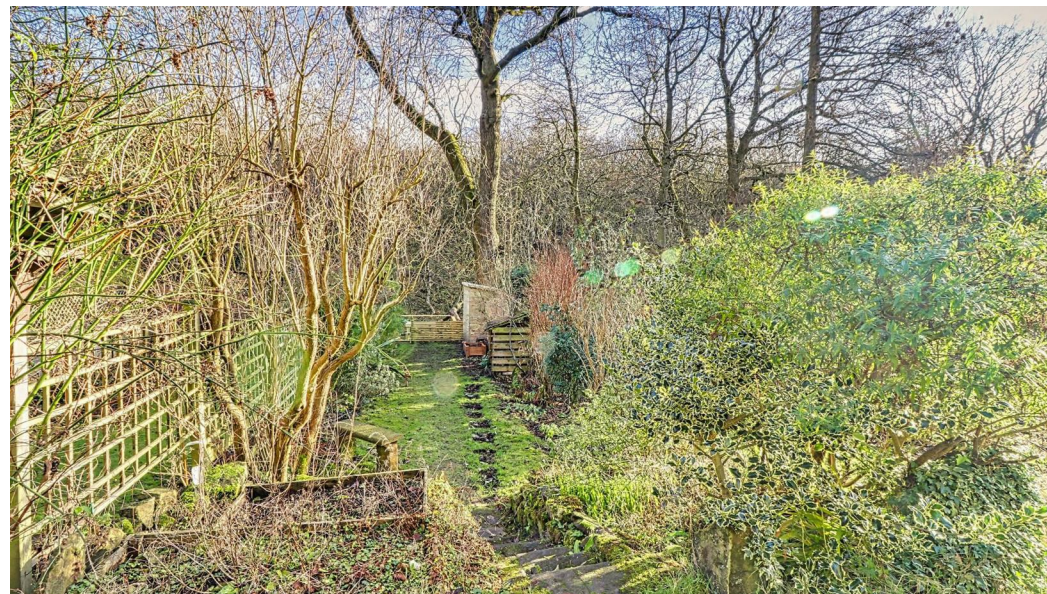
HARDISTY AND CO



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.



HORSFORTH
horsforth@hardistyandco.com
0113 2390012

GUISELEY
guiseley@hardistyandco.com
01943 870970

OTLEY
otley@hardistyandco.com
01943 468999

LS12
ls12@hardistyandco.com
0113 2310933

hardistyandco.com