

HARDISTY AND CO



**Brownberrie Crescent
Horsforth**



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£375,000
Guide Price

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VERY APPEALING DETACHED BUNGALOW in a SUPERB, BEAUTIFULLY TENDED & PRIVATE PLOT in PRIME HORSFORTH LOCATION - Only a walk away from superb amenities, schools, the train station & bus routes etc.

Detached bungalows are not only rare to the market in this location, but extremely sought after! Flexible layout over two floors, including lounge, fitted kitchen, dining room and bathroom- First Floor: Converted loft with spacious bedroom/dressing and seating area, shower room - Outside the property has DRIVEWAY & DETACHED GARAGE, well maintained front lawn and a beautiful rear garden which has been preened to perfection. This home will not be on the market for long. Call us now to ensure you don't miss out!



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

Detached bungalows are not only rare to the market in this location, but extremely sought after! This three bedroom home offers spacious accommodation throughout, with a fantastic plot and excellent potential for further improvement. Situated on Brownberry Crescent, this property boasts an excellent proximity to local schools, local amenities and transport links, including the train station which is a short walk away, some would say the position couldn't get much better! In brief the property consists of; entrance hall, spacious living room with dual aspect, fitted kitchen which is semi-open to the dining room, two large double bedrooms and a house bathroom to complete the downstairs. Upstairs the property boasts a converted loft which offers a large bedroom with space for seating or dressing, a shower room and access to the eaves which offer ample storage. Outside the property has a single driveway and garage, well maintained front lawn and a beautiful rear garden which has been preened to perfection. This home will not be on the market for long. Call us now to ensure you 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 also on hand. 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 5PT.

ACCOMMODATION

TO THE GROUND FLOOR

uPVC front door with glazed inserts leading into...

ENTRANCE HALL

With neutral decor theme. Stained timber spindle and balustrade staircase leading up, with useful under-stairs storage cupboard. Door into...

BEDROOM ONE

13'8" x 11'3"

A good sized double room, light and airy, located at the front of the house with a good sized window.

BEDROOM TWO

9'11" x 11'5"

Again, located at the front of the property with large window making it lovely, light and airy. Fitted wardrobes providing good hanging and storage space.

LOUNGE

17'1" x 11'4"

A spacious and well proportioned room with dual aspect windows, a pleasant outlook over the rear garden. Neutral decor theme, ceiling coving. Light and airy. Marble fireplace with inset gas fire set upon the hearth and a timber surround.

BATHROOM

5'5" x 7'10"

W.C with concealed cistern and flush, set within a vanity unit with vanity top, useful storage and inset sink with mixer tap. Bath with electric shower over and chrome mixer tap. Ceramic tiles to walls with rope style border. Window. Extractor fan. Inset ceiling spotlights.

KITCHEN

8'11" x 11'4"

A spacious, bright kitchen fitted with a good range of oak wall, base and drawer units with complementary worksurfaces over. Inset composite cream sink, side drainer and mixer tap. Space for washing machine, dishwasher, fridge/freezer and cooker. Ceramic tiles to splash-back areas. Vinyl floor covering. Window over sink. Boiler. Opens into the dining area.



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DINING ROOM

8'7" x 10'1"

An extension, with neutral decor and ceiling coving. Ample space for a good sized table and chairs. Sliding doors open outside into the lovely rear garden.

TO THE FIRST FLOOR

Stairs leading to...

LANDING

With access into useful eaves storage.

SHOWER ROOM

7'9" x 3'6"

Fully tiled and fitted with a shower cubicle with electric shower, low flush WC and pedestal wash hand basin.

BEDROOM THREE

22'7" x 14'9" (max)

A superb, 'L' shaped room with three velux windows, seating and dressing areas. Light and airy, two-tone decor theme and exposed beams.

OUTSIDE

The property sits in a good sized plot, has been beautifully preened and tended over the years and is a source of great joy for the current owners. With mature gardens to the front and rear elevations. The property has good kerb appeal, with paved driveway to the front leading to a detached garage. Lawn and flowers, shrubs and trees. At the rear, there is a beautiful enclosed garden where you can sit out and relax, enjoy the

company of friends etc. A paved seating area is ideal for alfresco dining, with pergola over, leading to a level lawn with an abundance of flowers and shrubs. Lots of privacy and fully enclosed.

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 option 3.

BROCHURE DETAILS

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



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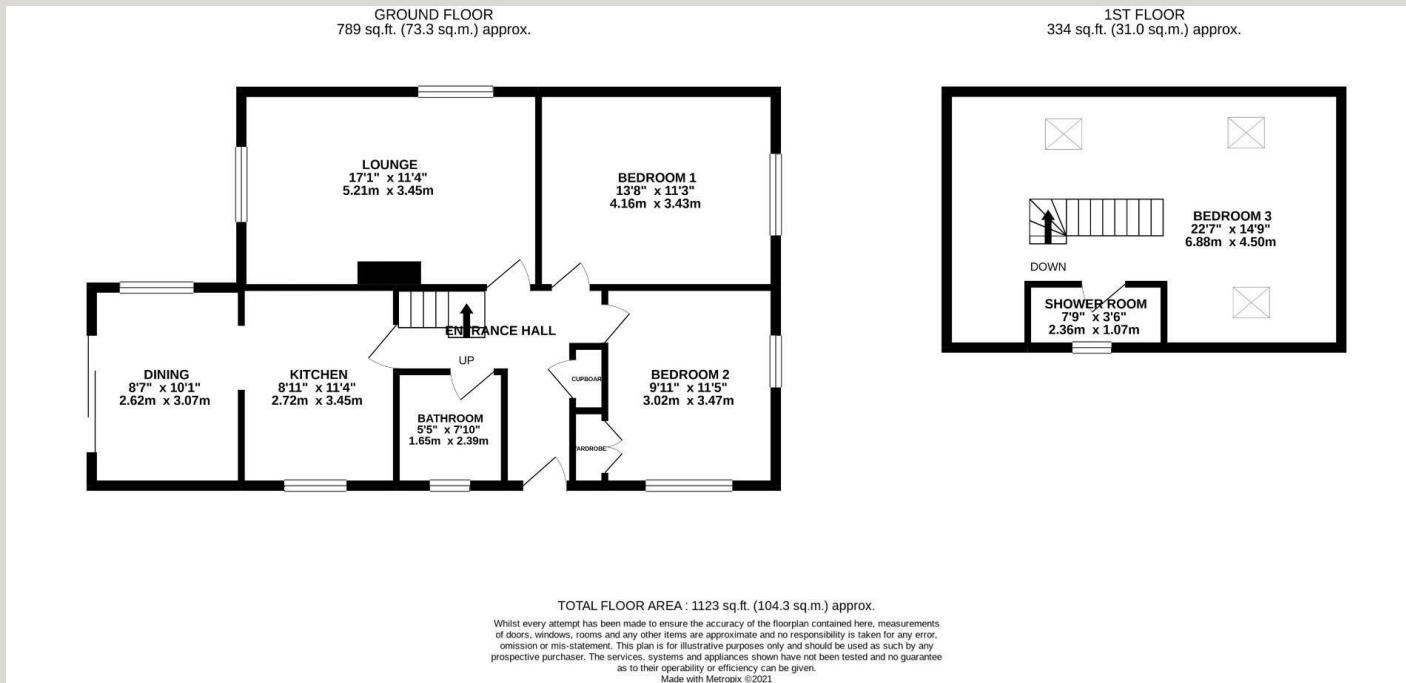
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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