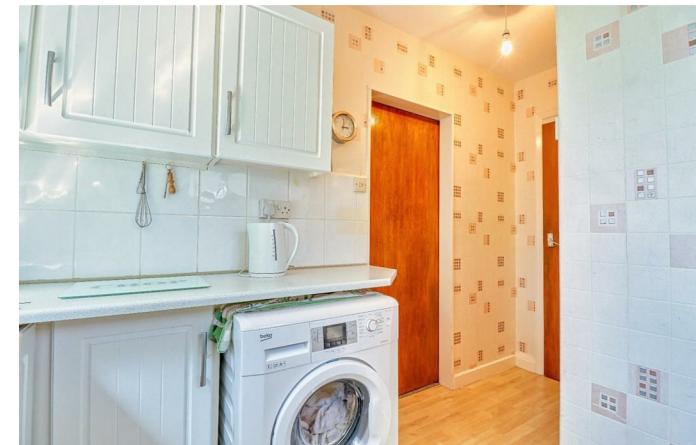


HARDISTY AND CO



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BEST AND FINAL FRIDAY 5TH AUGUST 12.00PM
POTENTIAL, POTENTIAL, POTENTIAL!!** This THREE bed., semi detached family home in central Horsforth offers a wide range of POTENTIAL TO EXTEND to the side & rear elevations (subject to permissions)! The property has been very well kept & maintained throughout so could be lived in whilst FURTHER DEVELOPMENT takes place. Will suit a wide range of buyers & is sure to fly out, so do not miss out! Sitting on such a GREAT SIZE PLOT with GARDENS to THREE SIDES, minutes to HIGHLY REGARDED SCHOOLS, excellent amenities & great COMMUTERS LINKS, briefly, entrance hall, good size lounge & dining room, kitchen, two double bedrooms, a single & wet room, all in need of updating. EPC - C.



INTRODUCTION

POTENTIAL, POTENTIAL, POTENTIAL!! This three bedroom semi detached family home sits on a great size plot with gardens to three sides and offers so much scope to extend to both the side and rear elevations (subject to permissions). There are mainly lawned gardens and an opportunity to create off street parking. The property has been very well kept and maintained throughout and so could be lived in whilst developments take place. Will suit a number of buyers and is only minutes to highly regarded schools, excellent amenities and great commuter links including the train station. The accommodation is in need of updating throughout and currently comprises, entrance, good size lounge, dining room, kitchen, two double bedrooms, a single bedroom and wet room. This property will fly out so early viewing is a must!

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 4HD.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE HALL

A lovely, bright and airy hallway with a window to the side elevation, staircase up to the first floor and doors to ...

LOUNGE

12'6" x 11'8"

A good size lounge, again lovely and light from the large window to the front elevation and with coal effect gas fire.

DINING ROOM

11'5" x 11'2"

A good size room with gas fire. A versatile space at the rear of the house with pleasant outlook over the garden.

KITCHEN

11'4" x 7'0"

A Shaker style fitted kitchen with point for a cooker and plumbing for a washing machine. Space for a tall fridge freezer. Stainless steel sink and side drainer with taps and window to the



rear elevation. Access out to the side and useful fitted cupboard. In need of updating. Great scope here to knock through to the dining room and create a fabulous family dining kitchen.

FIRST FLOOR

LANDING

With doors to ...

BEDROOM ONE

11'2" x 12'1"

A double bedroom at the front of the house with pleasant outlook.

BEDROOM TWO

11'2" x 11'8"

Another double bedroom at the rear of the house with lovely garden views.

BEDROOM THREE

7'0" x 6'4"

A single bedroom, child's room or home office with a window to the front elevation. The boiler is housed here.

WET ROOM

7'2" x 6'5"

Incorporates a basin inset to vanity storage unit, WC and electric shower to wet area. Tiling to walls and window to the rear elevation.

OUTSIDE

Wow!!! What a good size plot. There's scope here to extend to the side and rear if needed. There are gardens to the front, side and rear with scope to create parking to the side. The gardens enclosed by fencing. The rear is a real feature, a lovely big family garden with sunny aspect, paved seating area, shed base and large lawned area. Lovely and private too!

BROCHURE DETAILS

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

SERVICES - Disclosure Of Financial Interests

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate

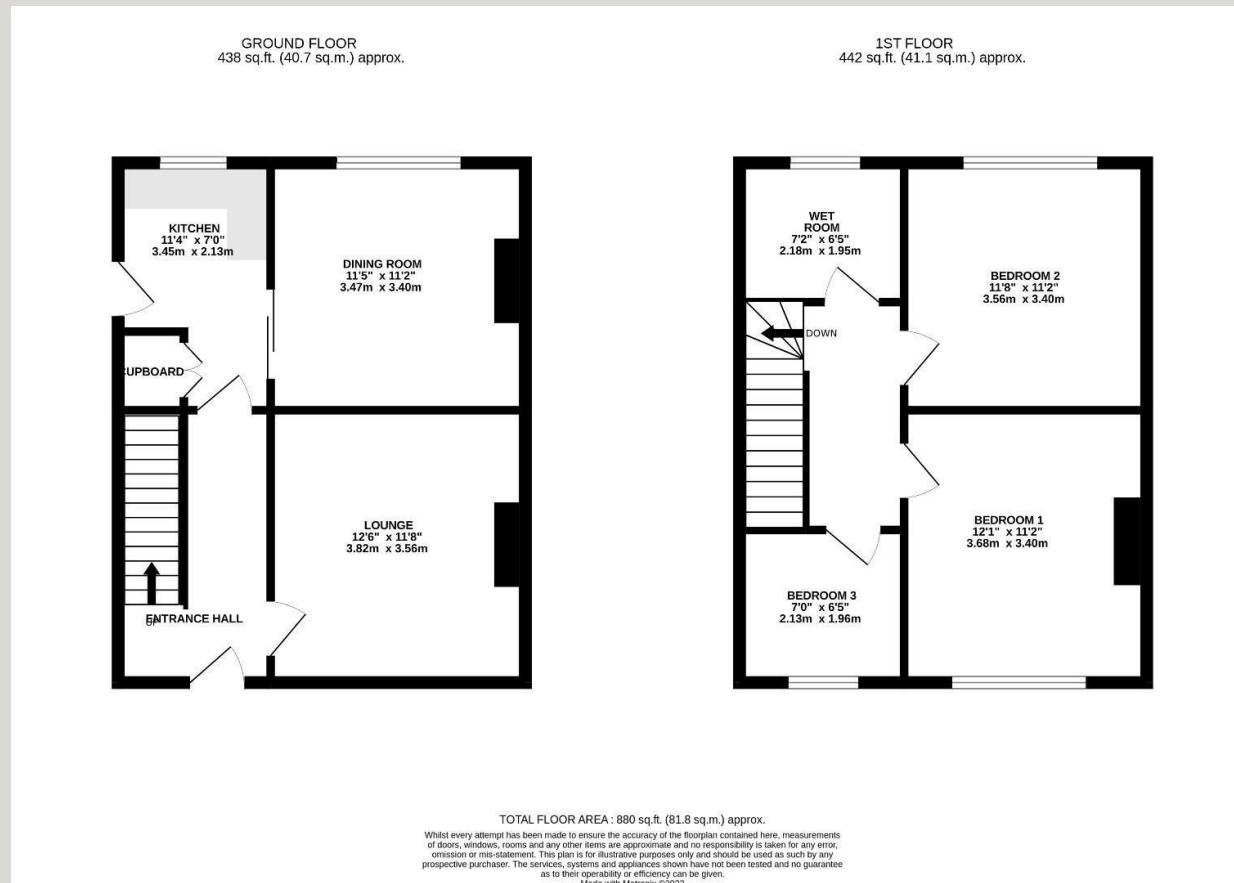
agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will 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.

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.



HARDISTY AND CO



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

