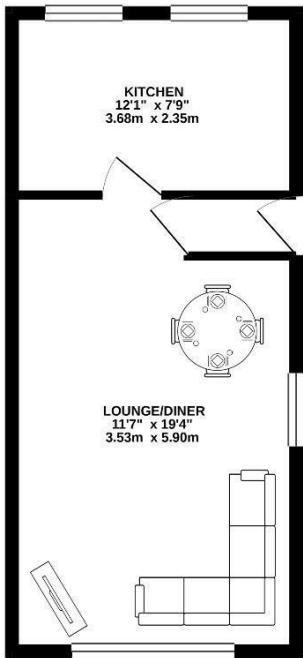
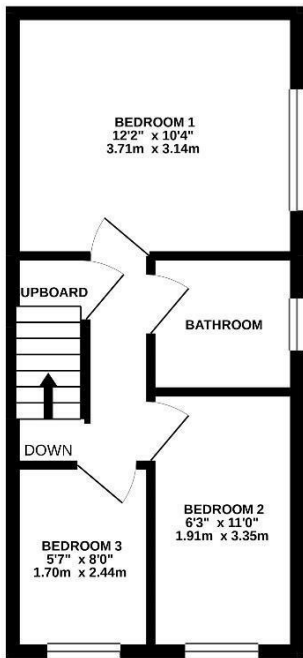


# HARDISTY AND CO

GROUND FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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 parts 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor ©2023

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



Bridge Wood Close  
Horsforth

£190,000

3 BEDROOM HOUSE - END  
TERRACE

hardistyandco.com



**INTRODUCTION**  
Exciting opportunity, minutes from Horsforth train station and offered with no chain!! Sitting on a great size corner plot is this three bedroom end town house which is comfortable to move straight into yet priced to reflect that buyers will want to add their own influence in time! Gardens to three sides, rear garden offering great privacy and with garage to the rear too! Comprises, to the ground floor, an entrance vestibule, large lounge/diner with dual aspect and fitted kitchen to the rear with pleasant garden outlook. Upstairs are the three bedrooms, two of which are double rooms, the Master with fitted furniture, a single, home office or maybe a nursery to the front and a three piece house bathroom with shower over the bath. Perfect to make your own and in such a prime location!

**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 5TR.

**ACCOMMODATION**

**GROUND FLOOR**  
uPVC double glazed entrance door to ...,

**ENTRANCE VESTIBULE**  
A useful space for coats, bags, shoes, etc., with door to ...

**LOUNGE/DINER**



**19'4" x 11'7"**  
Such a good size, light and airy space with dual aspect

to the front and side elevations, ample sofa and dining space and with a fireplace housing an inset electric fire.

**KITCHEN**



**7'9" x 12'1"**  
Comfortable as is but with scope to improve at some point. Again, lovely and light with two windows overlooking the garden and incorporating a fitted kitchen with integrated electric oven, four point gas hob and extractor fan over. Plumbing for a washing machine and one and a half bowl stainless steel sink and side drainer with mixer tap.

**FIRST FLOOR**

**LANDING**  
With useful fitted storage and doors to ...

**BEDROOM ONE**



**10'4" x 12'2"**  
A double bedroom at the rear of the house with window to the side elevation and one full wall of fitted furniture.

**BEDROOM TWO**



**11'0" x 6'3"**  
A comfortable double at the front of the house with neutral decor theme.

**BEDROOM THREE**



**5'7" x 8'0"**  
A single bedroom or maybe a nursery or home office with a window to the front elevation.

**BATHROOM**



A modern white house bathroom incorporating a shaped shower bath with curved screen and shower

over, WC and pedestal wash hand basin. Fully tiled to walls and floor and with a window to the side./

**OUTSIDE**



There is an enclosed garden to the rear with paved patio and pea gravelled areas. A detached garage can be found to the rear and there are gardens to the front and the side.

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

**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 0113 2390012 option 3.

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