

# HARDISTY AND CO

**Brownberrie Crescent  
Horsforth**



**£350,000**  
Offers In The Region Of

# HARDISTY AND CO

Council Tax - D

| NO CHAIN SALE | An IMPRESSIVE, RECENTLY MODERNISED, TWO DOUBLE bed., BUNGALOW with generous GARDENS, lengthy DRIVEWAY & LARGE BRICK BUILT DOUBLE GARAGE. Offering modern finish throughout & sited down this popular CUL DE SAC, the TRAIN ST., amenities, SCHOOLS & some delightful countryside walks & bike rides are just on your doorstep. Briefly, entrance hall with access to the LOFT, SCOPE here to CONVERT subject to permissions, modern, RECENT FITTED KITCHEN, rear porch, LARGE LOUNGE/DINER, the TWO DOUBLE beds., one with fitted furniture & modern white house bathroom. Will suit a number of buyers & offers excellent SCOPE - not to be missed! EPC - E



**HARDISTY SALES**

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## INTRODUCTION

Exciting opportunity and with no upward chain! This property will not be around for long and will suit a number of buyers, so book your viewing now! We offer onto the market this impressive, recently modernised, two double bedroom bungalow with generous gardens and a modern interior throughout. Lovely cul de sac setting in this most sought after location, minutes from amenities, schools, the train station and with some delightful countryside on hand for those weekend walks or bike rides. Comprises, entrance hall with access to the loft which offers scope to convert, subject to the necessary permissions, a modern, recently fitted kitchen with access through to a back porch/boot room, with a door out to the side. A large, light and airy lounge/diner, two double bedrooms, one with fitted furniture and a modern, white three piece house bathroom. Outside is a lengthy driveway which leads to a large, brick built, double garage, measuring 18'0" x 16'0" with up and over door, power and windows to the side elevation. Ready to move straight into with lovely gardens and scope if needed!

## 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

### GROUND FLOOR

Side entrance door to ...

### ENTRANCE HALL

A modern, stylish first impression with two useful fitted storage cupboards and access to the loft.

### LOFT

It is understood that the loft has lots of potential for conversion should you so wish and subject to the necessary permissions.

### KITCHEN

8'0" x 11'4"

A modern, recent and stylish fitted kitchen with integrated electric oven, four point gas hob and extractor fan over. Space for a tall fridge freezer and plumbing for a washing machine. Tiling to midway with neutral decor to the remainder. Dual aspect to the side and rear elevations so lovely and light. Access to the rear porch.



#### REAR PORCH

5'0" x 7'0"

With access out to the garden and garden outlook. Painted brick walls and provides useful storage, space for boots, wellies, etc.

#### LOUNGE/DINER

17'0" x 11'4"

Such a good size living and dining area with ample sofa, table and chair space. Feature traditional fireplace with gas fire and pleasant outlook over the rear garden.

#### BEDROOM ONE

11'4" x 17'3"

A large, bright and airy double bedroom at the front of the house with modern decor theme.

#### BEDROOM TWO

11'4" x 12'8"

Another good size double bedroom to the front with fitted furniture and dual aspect to the front and side elevations.

#### BATHROOM

7'3" x 5'6"

A modern, white house bathroom incorporating a bath with shower over, WC and inset basin to vanity storage unit. Window to the side elevation.

#### OUTSIDE

A lengthy driveway leads to a large double garage measuring 11'0" x 18'0" with up and over door, windows to the side and power. The garage is brick built. To the rear is a good size garden too with a paved seating area to the immediate rear leading to a level lawn with mature borders, all enclosed so great for children and pets alike!

#### BROCHURE DETAILS

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

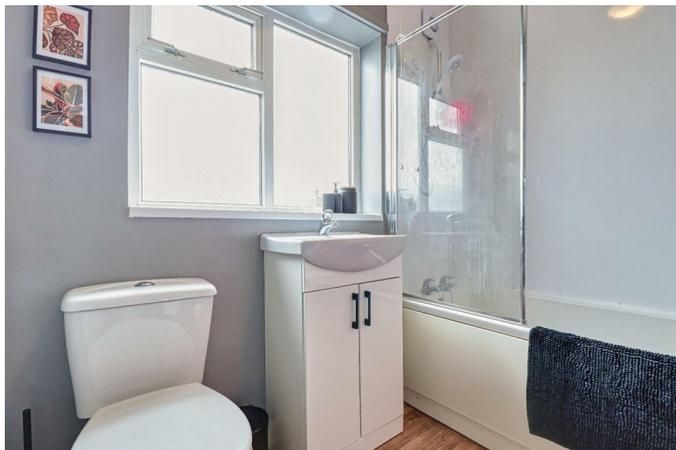
#### SERVICES - Disclosure Of Financial Interests

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

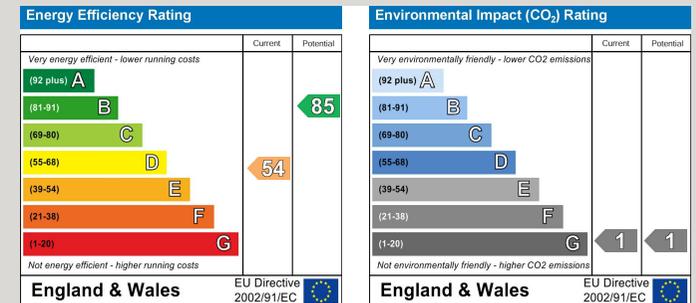
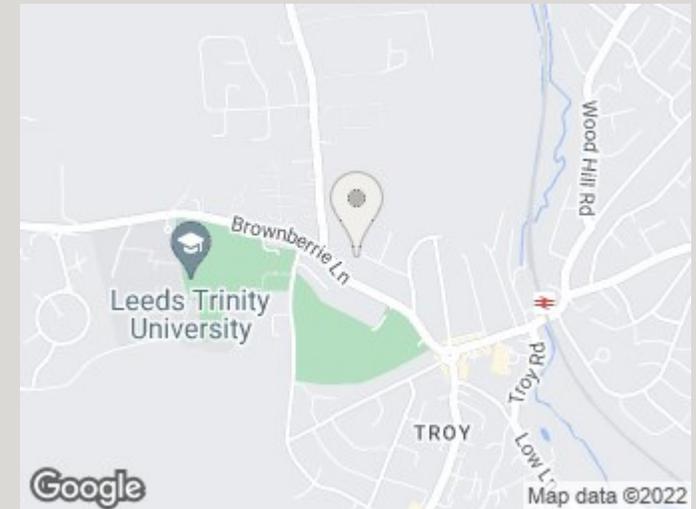
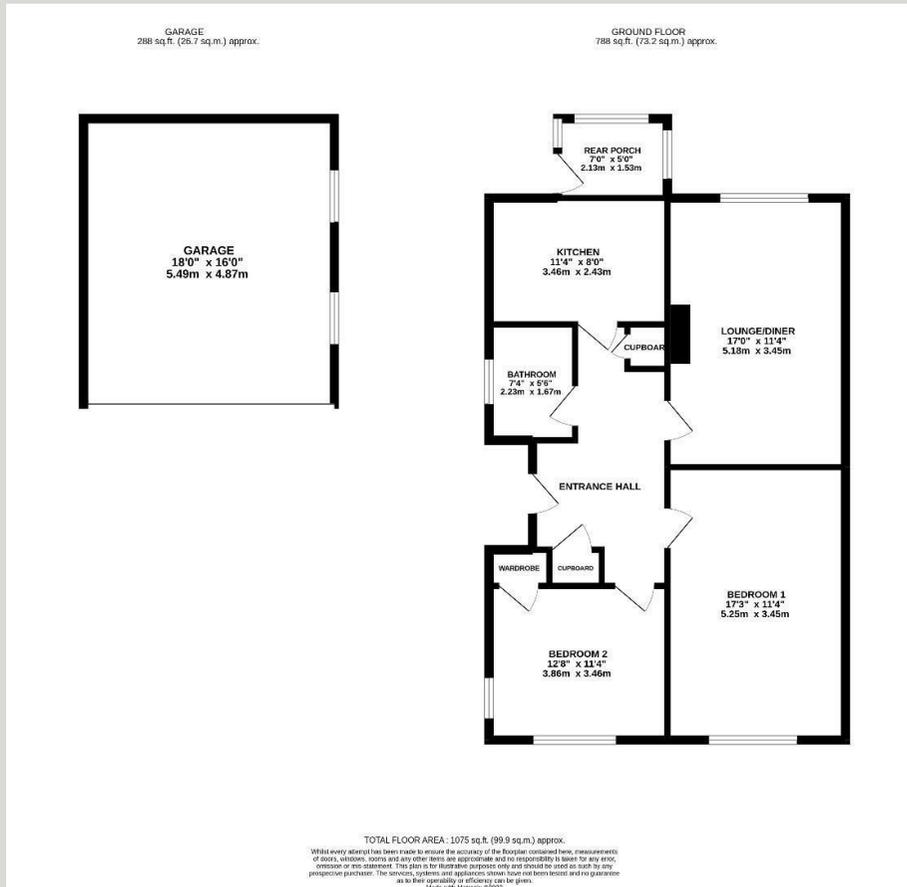
agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will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



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.

