

# HARDISTY AND CO



**Broadway  
Horsforth**



**£200,000  
Offers Over**

# HARDISTY AND CO

\*\*NO CHAIN - READY TO GO - IDEAL FOR INVESTORS, FIRST TIME BUYERS, PROFESIONALS ETC\*\* SUPERBLY REFURBISHED to a great standard with a lovely stylish finish throughout. This traditional end of terrace is ready to move into. HIGH SPEC KITCHEN & BATHROOM lovely lounge, store cupboard, guest cloaks/WC, TWO DOUBLE BEDROOMS and a superb four piece bathroom to the first floor. Set back from the road with lovely garden to the rear, which has a superb decked area and a LARGE DRIVE providing ample off-street parking. Ideally placed for commuter routes including Horsforth and Kirstall Forge Train Station, excellent shops and eateries/bars etc, also having superb schools in the locality.



**HORSFORTH**  
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## INTRODUCTION

Offered for sale with vacant possession - Ideal for Investors & first time buyers/professionals - Superbly refurbished to a great standard with a really lovely and stylish finish throughout. This traditional end of terrace provides a modern interior and is ready to move into. With lovely garden to the rear, which has a superb decked area and a large driveway providing ample off-street parking to the front. Having a high spec kitchen and bathroom, lovely lounge, store cupboard, guest cloaks/WC, with two double bedrooms and a superb four piece bathroom to the first floor. Set back from the road with good access to commuter routes including Horsforth and Kirkstall Forge Train Station, excellent shops and eateries/bars etc, also having superb schools in the locality. A move in ready property.

## 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 4HQ.

## ACCOMMODATION

TO THE GROUND FLOOR  
uPVC entrance door leading into...

## ENTRANCE VESTIBULE

Providing a useful shelter from the elements.  
Central heating radiator. A great place to leave

the coats and muddy shoes. Staircase to the first floor. Door into...

## LOUNGE

3'0" x 12'5"

A nicely proportioned light and airy room, lots of space for family and friends to relax here. Attractive feature fireplace with inset electric fire, great for chilly evenings. Outlook to the front elevation. Neutral decor with ceiling coving.

## DINING KITCHEN

7'5" x 12'4"

A nicely proportioned light and airy room, lots of space for family and friends to relax here. Attractive feature fireplace with inset electric fire, great for chilly evenings. Outlook to the front elevation.

## LOBBY

With timber and glazed door leading out to the side elevation.

## CUPBOARD

This is a most useful cupboard which houses the boiler and provides additional useful storage space.



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W.C.

4'0" x 2'5"

A must have for the busy family home. A modern white low flush WC.

TO THE FIRST FLOOR

Stairs leading up to...

LANDING

Beautifully restored traditional doors leading into...

BEDROOM ONE

15'6" x 9'5"

An excellent sized master bedroom fitted with a good range of deep wardrobes with sliding doors providing excellent hanging and storage space. Outlook to the front elevation. Smart decor and ceiling

BEDROOM TWO

11'4" x 7'7"

A really good sized, comfortable double room with a quiet outlook over the rear garden. This room would also make a good guest room.

BATHROOM

8'4" x 7'7"

Fitted with a panel bath, shower cubicle with

thermostatic shower control over, low flush WC and pedestal wash hand basin. Modern ceramic tiles. Window aiding natural light and ventilation.

OUTSIDE

The gardens of this property are a particular feature! A superb and lengthy driveway to the front provides ample off-street parking. The landlords have designed and created a superb decked area to the rear which is perfect for al-fresco dining, or just sitting out and enjoying your garden. There is a large lawn which is enclosed and an outside store provides great space for garden implements, tools etc, the store has power.

ADDITIONAL 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 contractors. 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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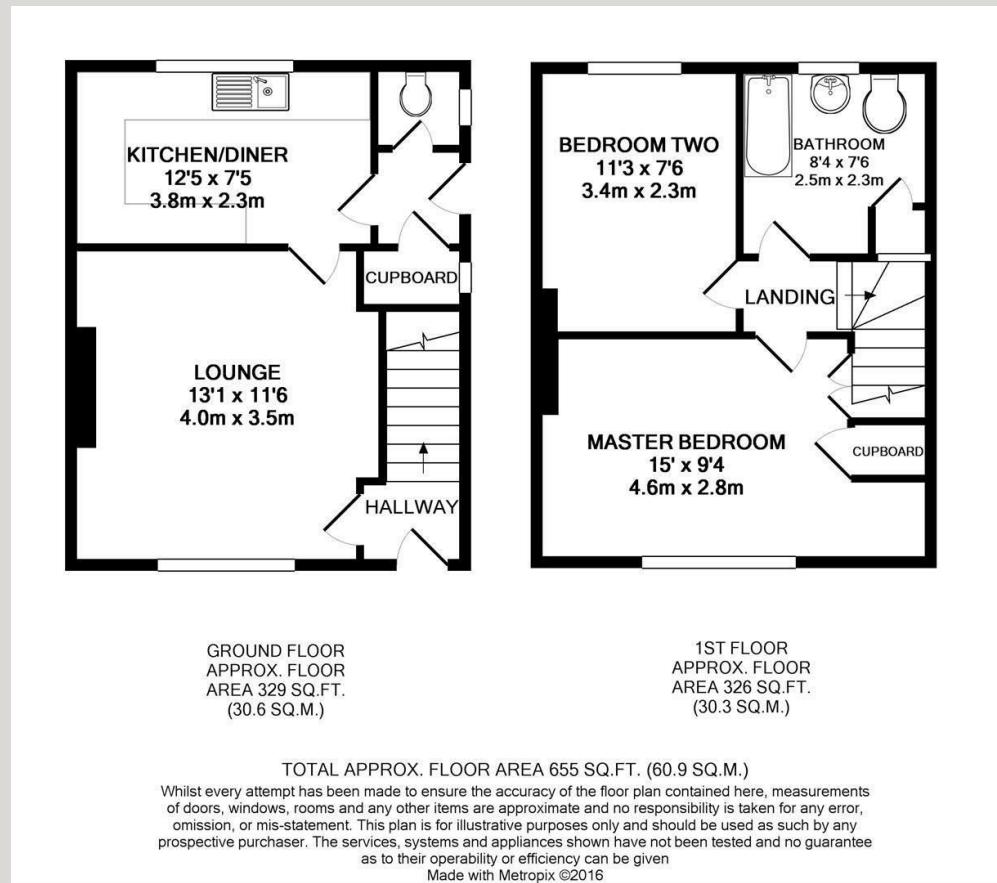
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| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|---|---|--|-------------------------|
|   |   | Current  | Potential               |
| Very energy efficient - lower running costs |   |  |                         |
| (92 plus)                                   | A |  | 86                      |
| (81-91)                                     | B |  |                         |
| (69-80)                                     | C |  |                         |
| (55-68)                                     | D |  |                         |
| (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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