

HARDISTY

AND CO

Newlay Wood Crescent
Horsforth



£350,000
Guide Price

hardistyandco.com

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A VERY APPEALING BUNGALOW, with EXCELLENT RECEPTION SPACE & THREE BEDROOMS - Full of natural light, pleasant decor, A GEM INDEED! Entrance hall, spacious lounge, fitted kitchen, dining room, bedroom/snug, a bathroom & sep W.C. First Floor: Two further good sized bedrooms, one en-suite. DELIGHTFUL GARDENS, DRIVE & A GARAGE. Lovely Horsforth spot, with local amenities & transport links on hand, stroll down to the river and enjoy a good walk along the banks. EPC D.



INTRODUCTION

A fabulous semi-detached bungalow situated in this most sought after Horsforth location, close to local amenities, excellent schools and transport links. This lovely home offers spacious accommodation with stylish decor themes, is full of natural light, such a desirable home with a lovely feel. In brief the property consists of: Entrance hall, spacious lounge with large bay window, bathroom, separate W.C, good sized kitchen, separate dining room with French doors into the garden and a good size bedroom/office to complete the ground floor. Upstairs the property offers two bedrooms, the principal room with en-suite and both rooms offer a good amount of eaves storage. Outside, there are well maintained front and rear gardens, along with a driveway and single garage. This home is sure to attract attention, call us early 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 4LW.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC door with glazed insert leading into...

ENTRANCE HALL

With pleasant decor and wood effect floor covering which adds a smart and practical finish. Door into...

LOUNGE

17'10" x 10'4"

A lovely, spacious room which is full of natural light which floods through the large bay window to the front elevation. Pleasant decor, with ceiling cove and rose. Marble fireplace with inset electric fire, a cosy focal point in the room. Ample space to add a large comfy sofa etc. Television aerial point.

DINING ROOM

12'9" x 10'4"

Of lovely proportions and flooded with natural light via

french doors which look out on and open into the rear garden. Lots of space for a good sized dining table and chairs, perfect for entertaining or having a cosy dinner for two. Smart decor theme, ceiling coving and rose.

KITCHEN

10'6" x 10'5" (max)

Fitted with a good range of shaker style wall, base and drawer units which provide good storage space, with solid wood worksurfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiles to splashback areas. Good sized window flooding the kitchen with light and overlooking the rear garden. Integrated oven and induction hob with stainless steel extractor hood over. Integrated washing machine, space for a full sized fridge/freezer. uPVC door to the side elevation.

BEDROOM THREE/SNUG

9'10" x 6'9"

A useful, versatile room, ideal as a third bedroom, or equally as a further reception room. Light and airy. Wood effect floor covering.

BATHROOM

6'9" x 4'7"

Fitted with a bath with shower/thermostatic control over and a glazed screen, wash hand basin. Ceramic tiles to splashback areas. Chrome heated towel rail. Recessed ceiling spotlights, extractor fan.



SEPARATE W.C.

6'9" x 2'5"

With low flush W.C. Ceramic tiles to low level with paint finish to the remainder. Useful under-stairs storage cupboard which also houses the combi-boiler.

TO THE FIRST FLOOR

Staircase leading to the first floor.

LANDING

With access hatch into the loft. Door into...

BEDROOM ONE

21'0" x 11'11")

What a superb room, so spacious and oozing natural light through the uPVC double glazed window to the rear plus velux window at the side and rear. Neutral decor theme. Useful eaves storage.

EN-SUITE

6'5" x 4'11"

Fitted with a three piece suite comprising shower cubicle with thermostatic control, WC and pedestal wash hand basin with mixer tap. Ceramic tiles to splashback areas. Ladder style radiator. Extractor fan.

BEDROOM TWO

15'6" x 6'5"

With smart decor and velux window.

OUTSIDE

At the front of the house there is a pretty lawned garde, with flower/shrub borders. A paved driveway to the side

provides off-street parking and leads to a detached garage, with gated access. The rear garden is enclosed and very pleasant, providing a lovely paved seating/patio area, perfect for alfresco dining or entertaining your friends, all enclosed and private. There is a terraced garden which is planted with flowers and shrubs and a 'Hansel & Greta' style summerhouse.

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.

PLANNING & BUILDING REGS.

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

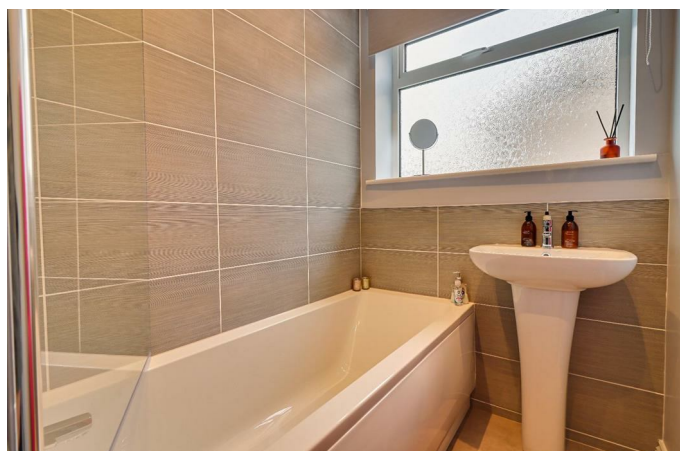
SERVICES - Disclosure Of Financial Interests

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

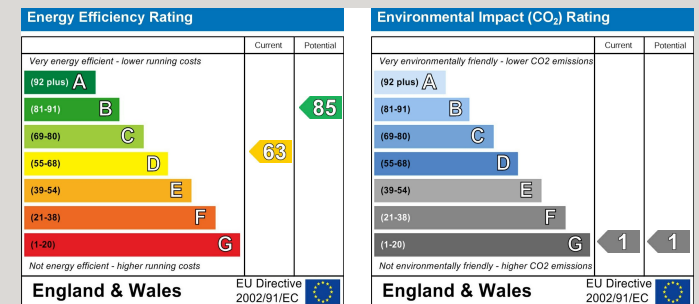
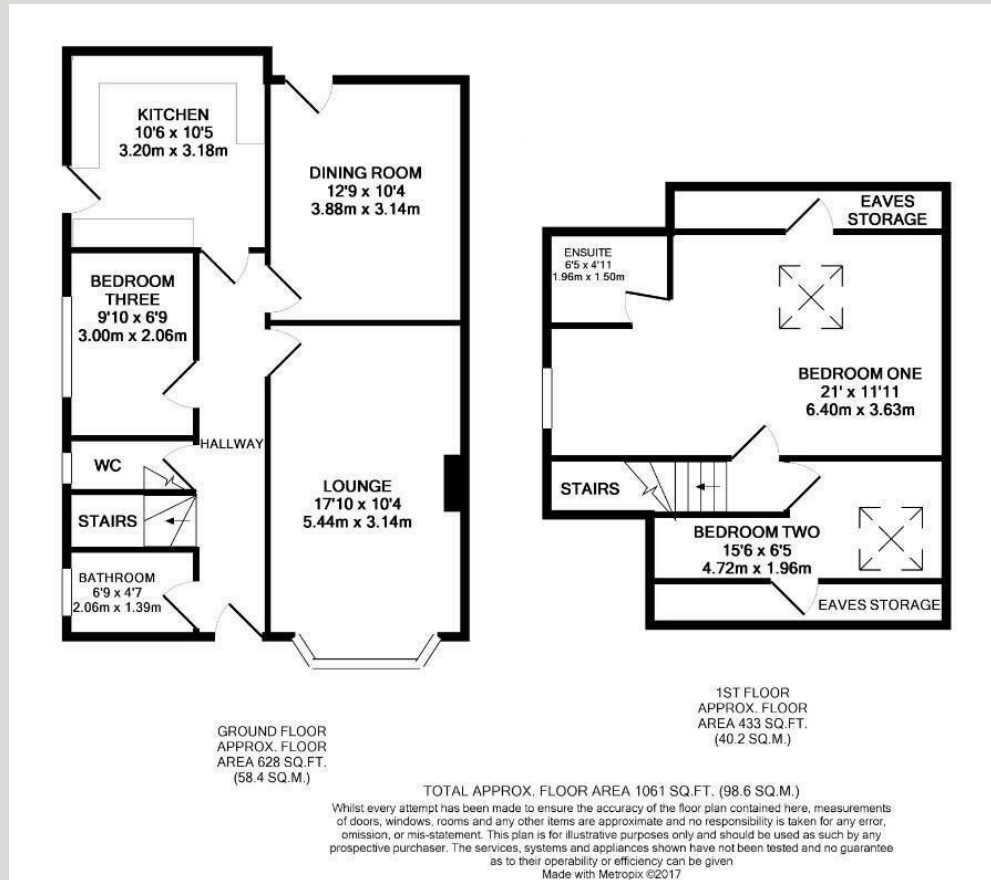
in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

BROCHURE DETAILS

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



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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.

