

HARDISTY AND CO

Horsforde View
Bramley LS13 1FE



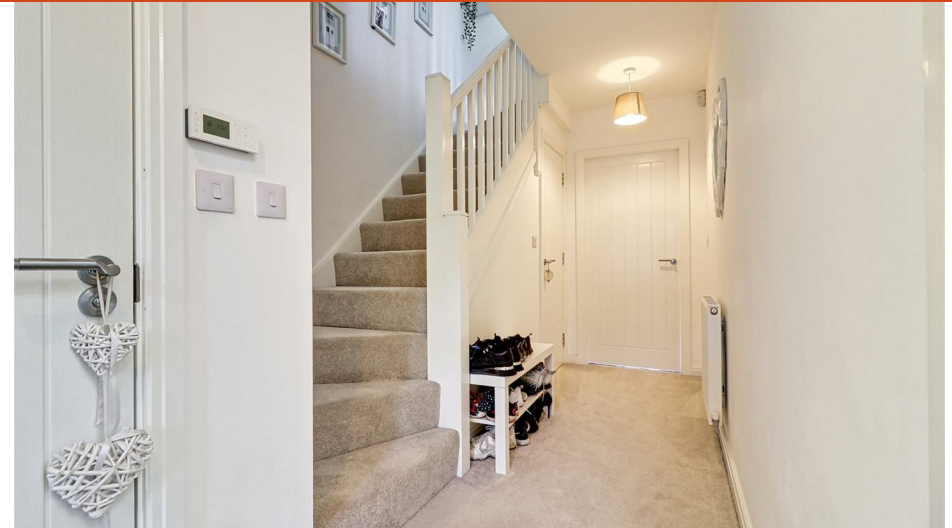
£325,000
Guide Price

hardistyandco.com

0113 239 0012

HARDISTY AND CO

A FABULOUS FAMILY HOME with SPACIOUS ACCOMMODATION & 8 YEARS NHBC remaining - Sought after development, close to local schools, amenities & transport links. BEAUTIFULLY PRESENTED & BRIEFLY COMPRISING:- Entrance hall, W.C, CONTEMPORARY DINING KITCHEN and spacious lounge with bi-fold doors into the garden, ideal for entertaining! First floor: Two large double bedrooms, master en-suite, office space & stylish house bathroom. Second floor: Two further double bedrooms. Outside: Good size rear garden and TWO ALLOCATED PARKING SPACES. This home is sure to attract attention. Call us now to avoid disappointment. EPC - B



INTRODUCTION

A fabulous family home with spacious accommodation throughout, with 8 years remaining on the NHBC warranty, purchasers can rest assured knowing they can move in and put their feet up! This home is beautifully presented, with accommodation set across three floors, in brief the property comprises:- Entrance hall, W.C, contemporary dining kitchen and spacious lounge with bi-fold doors opening into the garden, ideal for entertaining! The first floor offers, two large double bedrooms, master with en-suite, an office space and stylish home bathroom with a luxurious deep bath. The second floor has a further two double bedrooms. Outside, the property boasts a good size rear garden and two allocated parking spaces. This home is sure to attract attention. Call us now to avoid disappointment. Situated on this much sought after development, close to local schools, amenities and transport links.

LOCATION

A fast changing suburb with a great community spirit. Conveniently placed for the Ring Road (A6120), with good bus services to Leeds/Bradford and a local train station getting you into Leeds in ten minutes. Bramley Shopping Centre forms the hub and offers a good selection of shops/amenities, Bank, Post office, Costa Coffee etc. Green spaces include Bramley park & Bramley Fall park, (from where it is only a short walk to the Leeds-Liverpool canal), where you can explore lovely scenic pathways. The privately run Bramley baths has been in-situ since 1904, swimming and fitness classes can be enjoyed here. Local supermarkets include Aldi & Tesco, whilst Morrisons & Lidl are super close in nearby Stanningley, where there is also a Home Bargains store. A short car journey away you will find the popular Owlcotes Centre at Pudsey offering a Marks & Spencer, a Walmart/Asda superstore & B & M, with New Pudsey train station adjacent. Rodley is close, with a further selection of amenities and of course the Millennium Trail, a popular local beauty spot. A short distance away in Kirkstall you will find a leisure centre, Kirkstall Bridge retail park which boasts a gym and an array of shops, with a further shopping centre across the road with a Morrisons supermarket, Boots, Matalan etc.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS13 1FE

HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

otley@hardistyandco.com
01943 468999

LS12

ls12@hardistyandco.com
0113 2310933

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ACCOMMODATION

TO THE GROUND FLOOR

uPVC front entrance door leading into...

ENTRANCE HALL

With smart, neutral decor theme, this is a spacious hall with wood effect floor covering. Painted spindle and balustrade staircase to the first floor, with a useful under-stairs storage cupboard with space for a tumble dryer if required. Smart, modern doors leading into...

GUEST CLOAKS/W.C.

Modern two piece suite comprising low flush W.C & pedestal wash hand basin with chrome mixer tap. Modern wood effect floor covering. Ceramic tiles to splash-back areas. Window aiding natural light and ventilation.

LOUNGE

A spacious reception room with bi-fold aluminium doors bringing the outside in, flooding the room with natural light and allowing access into the garden, perfect for entertaining etc. Neutral decor theme, inset ceiling spotlights. Covered central heating radiator. Point for T.V aerial. Double doors into the kitchen.

KITCHEN

Very stylish and smart. Fitted with a range of Shaker style wall, base and drawer units in grey with granite effect work-surfaces/up-stands. Inset one and a half bowl sink, side drainer and modern mixer tap. Metro style tiles to splash-back areas. Integrated appliances include oven, four ring hob, extractor over, fridge freezer, dishwasher and washing machine. Recessed ceiling spotlights. Wood effect floor covering with Herringbone design. Space for a dining table and chairs.

TO THE FIRST FLOOR

Staircase from the hallway leading up to...

LANDING

With neutral decor theme. Fitted storage cupboard housing the cylinder. Staircase to the second floor. Doors into...

BEDROOM ONE

Located at the front of the house, this is a large double bedroom with neutral decor theme. Ample space for furniture.

EN-SUITE

Fitted with a shower cubicle with thermostatic control, contemporary vanity unit with inset rectangular sink, mixer tap and storage below and a W.C. Ceramic splash-back tiles. Modern wood effect floor covering in Herringbone design. Shaver point. Heated towel rail. Extractor fan.

BEDROOM TWO

A large double bedroom located at the rear of the house, with neutral decor theme.

BATHROOM

Fitted with a luxurious deep bath with mixer tap/shower attachment, W.C and wash hand basin with mixer tap. Tiled midway, wood effect floor covering in Herringbone design. Chrome heated towel rail. Extractor fan. Inset ceiling spotlights.

OFFICE

So well suited to modern day living, making an ideal work from home office, with neutral decor theme.

TO THE SECOND FLOOR

Staircase from first floor landing leading up to...

BEDROOM THREE

A good sized double, light and airy and with fitted storage cupboard.

BEDROOM FOUR

A good sized double, light and airy and with fitted storage cupboard.

OUTSIDE

At the front of the house is a well tended lawn, with pebble area and a pathway leading to the front door. The rear garden is enclosed, mainly laid to lawn with a paved area for sitting out, relaxing or entertaining. Enclosed with fencing/stone wall and offering a good degree of privacy, with gate providing access to the front. There are two car parking spaces within the car park to the rear.

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.

BROCHURE DETAILS

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



HORSFORTH

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GUISELEY

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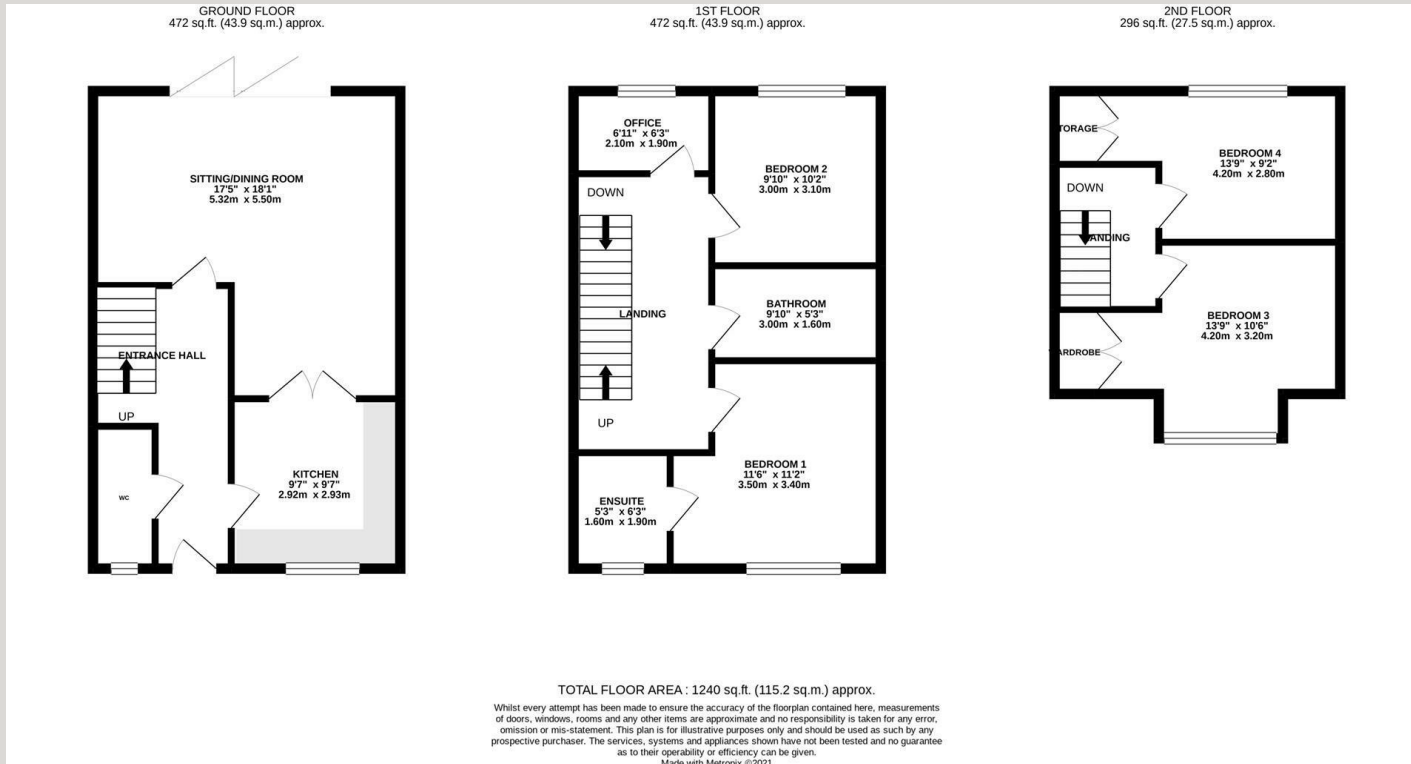
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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. 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.