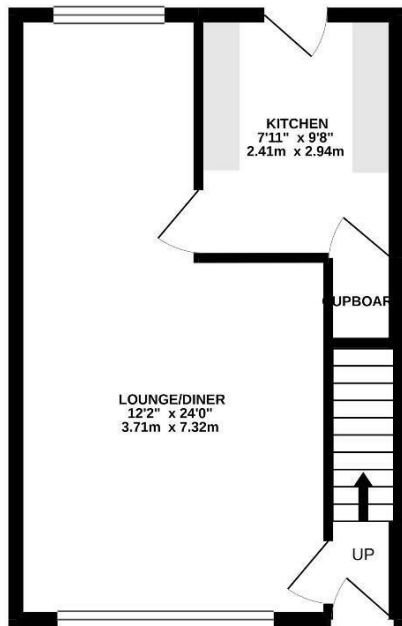
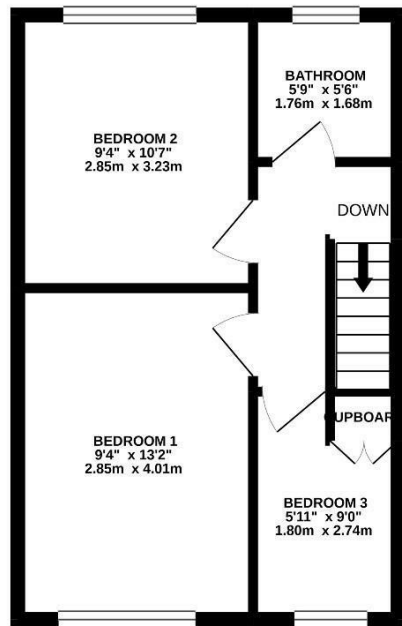


HARDISTY AND CO

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 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 items 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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro v2021

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



Springfield Gardens

Horsforth

£199,950

3 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION
Offered with no chain this is a perfect opportunity to get on the housing ladder in this sought after Horsforth location. In need of modernisation and where your design/creative skills can come into play to create your dream home! Ideal for investors, professionals or first time buyers this property is full of scope and potential. With excellent amenities, transport links and schools in the immediate area, including the Horsforth train station, this is truly a property worth viewing. With garden to rear providing off street parking and storage, along with gardens. Accommodation briefly comprises:- Entrance vestibule, front lounge, to the rear is a kitchen-diner. To the first floor are two double bedrooms, a further single and a house bathroom.

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 5DW.

ACCOMMODATION

TO THE GROUND FLOOR
uPVC entrance door into...

ENTRANCE VESTIBULE
Staircase to the first floor. Door into...

LOUNGE/DINER



24'0" x 12'2"
A superb sized room with well defined living and dining

areas, plenty of space to add a large comfy sofa, dining table and chairs etc. This room offers a blank canvas for you to add your own style and flair. Dual aspect windows let in good natural light.

KITCHEN



9'8" x 7'11"
Fitted with wall, base and drawer units with complementary work-surfaces. Inset sink, side drainer and mixer tap. Plumbed for a washing machine, point for a cooker. Splash-back tiling. Useful under-stairs pantry. Access outside to the garden.

TO THE FIRST FLOOR
Stairs from the entrance vestibule leading up to...

LANDING
Access hatch into the loft. Door into...

BEDROOM ONE



13'2" x 9'4"
With fitted wardrobes providing hanging and storage space. This is a good sized bedroom with lots of scope.

BEDROOM TWO



10'7" x 9'4"
A good sized double room overlooking the back garden.

BEDROOM THREE



9'0" x 5'11"
With useful fitted storage, this is an ideal single room, work from home office etc.

SHOWER ROOM
5'9" x 5'6"
With corner shower cubicle with thermostatic control, W.C and wash hand basin. Ladder style radiator. Ceramic tiles to the floor and fully tiled walls.

OUTSIDE



At the rear of the property there is a low maintenance paved garden area and parking/storage space.

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.

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

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		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		