

HARDISTY

AND CO

21 St. James Walk, Horsforth, LS18 5RB

Guide Price £250,000

NO UPWARD CHAIN | WELL PRESENTED & SPACIOUS, THREE bed., semi detached family home sitting on such a GOOD SIZE PLOT with GARDENS to three sides, offering excellent FUTURE SCOPE, subject to approvals. Set well back off the road & in a quiet, private position yet only minutes away from great amenities, HIGHLY REGARDED SCHOOLS, the TRAIN ST., & with super bus/road links. Briefly comprises, entrance hall, LARGE DUAL ASPECT LOUNGE/DINER to the rear with access out to the garden, fitted kitchen with large window to the front, good size Master at the rear of the house, two further bedrooms & three piece house bathroom. Early viewing a must, so much potential & in such a great location - call now - 0113 239 0012. Council Tax - B EPC - D

- Council Tax - B. EPC - D.
- Gardens to 3 sides.
- Minutes to amenities/schools.
- No onward chain! Do not miss!
- 3 bed., semi detached home.
- Fabulous future scope.
- Train station. Bus/road links.
- Sits on great size plot.
- Great Horsforth position.
- Large lounge/diner. Fitted kitchen.

INTRODUCTION

A great opportunity, in a sought after location and with so much future scope! We have pleasure in offering onto the market this spacious, three bedroom semi detached home sitting on a great size plot with gardens to three sides and no upward chain! Minutes away from excellent amenities, highly regarded schools, the train station and with great bus/road links, early viewing of this one is an absolute must! Comprises, entrance hall, fabulous 19'6" lounge/diner to the rear of the house with lovely garden views and access out to the garden and a good size fitted kitchen at the front with a lots of natural light from the large window. Upstairs are the three bedrooms, the Master at the rear of the house with lovely garden views, the second also to the rear and the good size third with a window to the front. A three piece house bathroom incorporates an electric shower over the bath, WC and wash hand basin. Great chance to make your own! Do not miss out!

Horsforth

horsforth@hardistyandco.com
0113 2390012

Guiseley

guiseley@hardistyandco.com
01943 870970

Otley

otley@hardistyandco.com
01943 468999

hardistyandco.com

21 St. James Walk, Horsforth, LS18 5RB

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 5RB.

ACCOMMODATION

GROUND FLOOR

uPVC double glazed entrance door to ...

ENTRANCE HALL

With wood effect flooring, staircase up to the first floor and doors to ...

LOUNGE/DINER

19'6" x 10'7"

Wow! What a fabulous size family space, at the rear of the house with pleasant garden outlook and access out to the garden.

KITCHEN/DINER

16'5" x 7'6"

An extensive, galley style fitted kitchen with integrated electric oven, four point gas hob and cooker hood over. Plumbing for a washing machine and space for a tall fridge freezer. Stainless steel sink and side drainer with mixer tap and tiling to splashbacks. Large window to the front elevation flooding the room with natural light. Space for table and chairs.

FIRST FLOOR

LANDING

Access to the loft via a hatch and with useful fitted storage. A lovely, light landing too with a window to the front elevation. Doors to ...

BEDROOM ONE

12'7" x 10'11"

A really good size double bedroom at the rear of the house with pleasant garden outlook.

BEDROOM TWO

10'2" x 6'2"

A good size second bedroom with a window to the rear elevation.

BEDROOM THREE**8'10" x 8'0"**

A single bedroom at the front of the house with pleasant aspect.

BATHROOM**5'7" x 4'11"**

Incorporating a bath with electric shower over, glazed screen, WC and wash hand basin. Ladder central heating radiator. Window to the side elevation.

OUTSIDE

The property sits on a great size corner plot with gardens to three sides offering lots of scope for future development. Parking is on street.

BROCHURE DETAILS

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

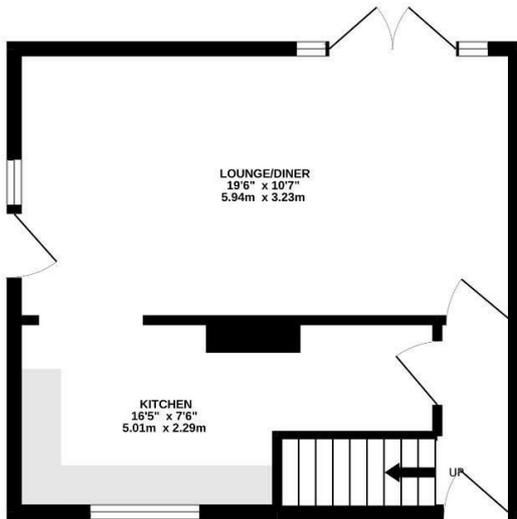
SERVICES - Disclosure Of Financial Interests

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.

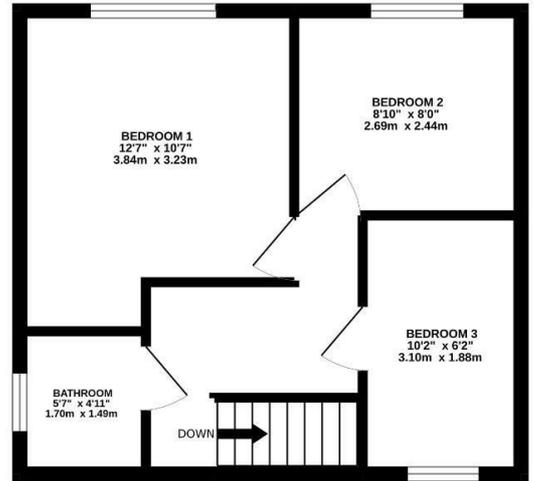
MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.2 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 Metropix ©2022

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.

Horsforth

horsforth@hardistyandco.com

0113 2390012

Guiseley

guiseley@hardistyandco.com

01943 870970

Otley

otley@hardistyandco.com

01943 468999

hardistyandco.com