

# HARDISTY AND CO

Albert Place  
Horsforth



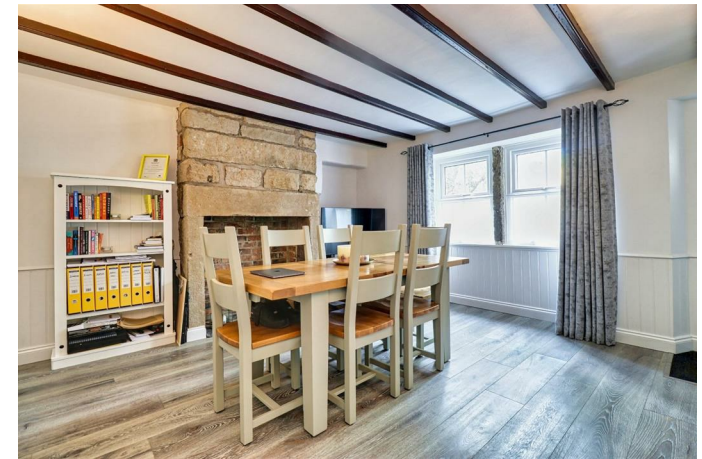
£365,000  
Offers In The Region Of

[hardistyandco.com](http://hardistyandco.com)

0113 239 0012

# HARDISTY AND CO

STUNNING & DECEPTIVE terrace FAMILY home in a CENTRAL & CONVENIENT LOCATION. Carefully balanced WITH PERIOD CHARM OVER 3 FLOORS. Comprising, 2 RECEPTIONS, stylish DINING KITCHEN, useful barrel vaulted STORAGE CELLAR & OCCASIONAL GYM/HOME OFFICE. TWO LARGE DOUBLES & MODERN BATHROOM. To the rear is a lovely LANDSCAPED GARDEN. EPC - D



## HORSFORTH

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## INTRODUCTION

Stunning, deceptive and in a super back water yet central and extremely convenient location. Having undergone an extensive amount of updating work, this home now carefully balances period charm with modern fixtures and fittings over three well planned floors. There are two reception rooms, a stylish dining kitchen with access to the landscaped garden, a useful barrel vaulted storage cellar and occasional gym/home office. Two large double bedrooms and a modern bathroom. A lovely home in such a great position, call now to book your viewing.

## 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 5AE.

## ACCOMMODATION

### TO THE GROUND FLOOR

Composite entrance door into...

### DINING ROOM

16'1" x 13'2"

A lovely cosy room with exposed stone chimney breast with brick back. Stylish engineered wood flooring which adds a smart and modern finish. Traditional style radiators.

## LOUNGE

15'8" x 12'1"

A spacious reception room where the family can enjoy relaxing together. Feature fireplace with inset living flame coal effect gas stove. Traditional central heating radiator. The window provides a pleasant garden outlook.

## DINING KITCHEN

15'4" x 11'8"

A stunning room, recently decorated and fitted with a good range of modern, stylish wall, base and drawer units with marble effect work-surfaces. Integrated AEG double oven and five point gas hob with extractor over, fridge freezer, washing machine and dishwasher. Stunning feature cast iron stove. Stable style door leading outside into the garden. Such a lovely bright and airy room offering space for a table and chairs.

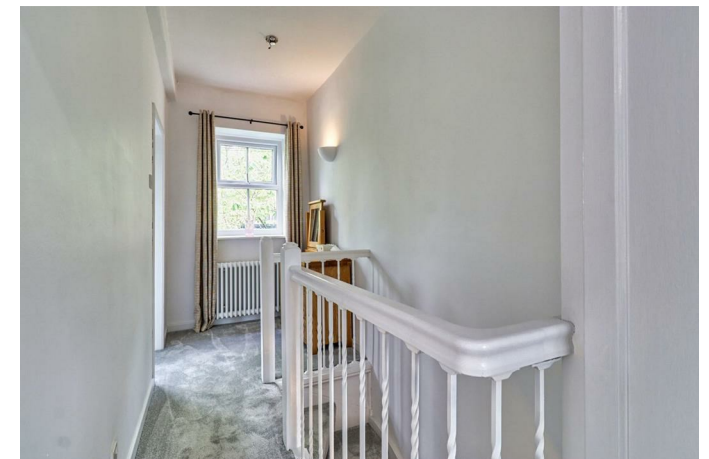
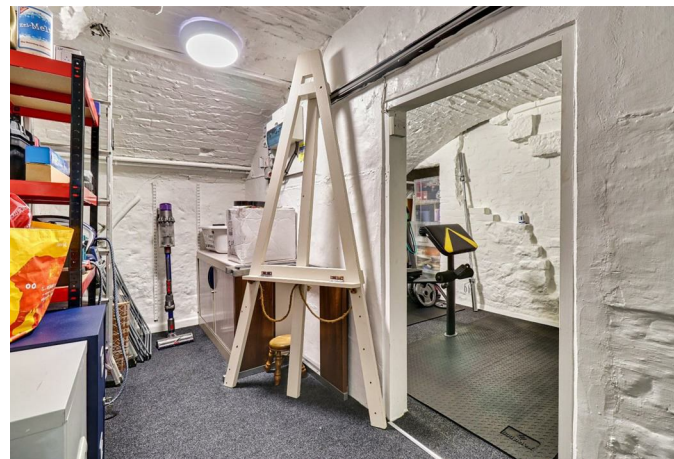
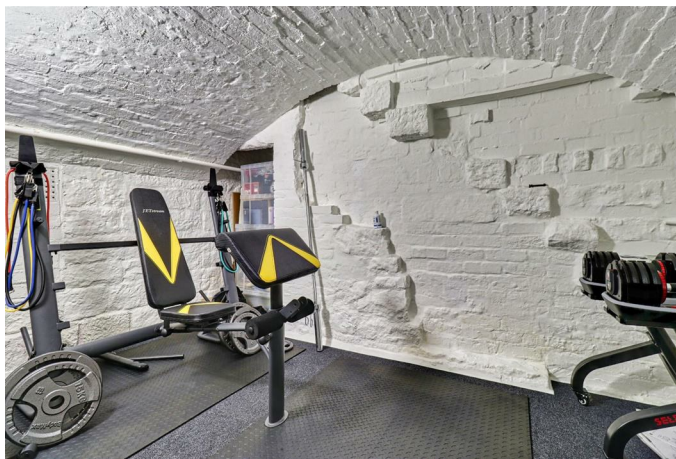
## LOWER GROUND FLOOR

Clean and tidy, painted and having carpet tiles. Briefly comprising...

## BARREL VAULTED CELLAR

12'1" x 5'1"

A very practical area providing useful storage space.



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#### GYM

7'3" x 12'1"

With a modern paint finish and having a barrel vaulted ceiling. An ideal occasional room for gym, hobbies use etc.

#### TO THE FIRST FLOOR

Staircase leading up to...

#### LANDING

A spacious landing upon which you could create a study area if desired. Access into the loft which offers light storage, however, there is future potential subject to necessary permissions etc. Door into.....

#### BEDROOM ONE

10'1" x 14'1"

A good sized double bedroom with smart presentation. Small mullioned window providing a pleasant garden outlook.

#### BEDROOM TWO

11'0" x 11'0"

Another good sized double bedroom with light decor theme. Traditional style radiator with a modern twist. The mullioned window provides a pleasant outlook.

#### BATHROOM

11'1" x 5'1"

Recently re-fitted with a modern, stylish three piece suite comprising 'shower bath' having the shower fitted over and a glazed screen, W.C and vanity unit with inset wash hand basin and storage below. Modern tiling to the walls and floor.

#### OUTSIDE

A recently landscaped garden with stone flagged path and patio. There is a lovely lawn with mature planted borders/flower beds. The garden is fully enclosed and there is a shed for storing tools etc. Parking is on-street. Additional useful storage shed at the front also.

#### 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/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.

#### 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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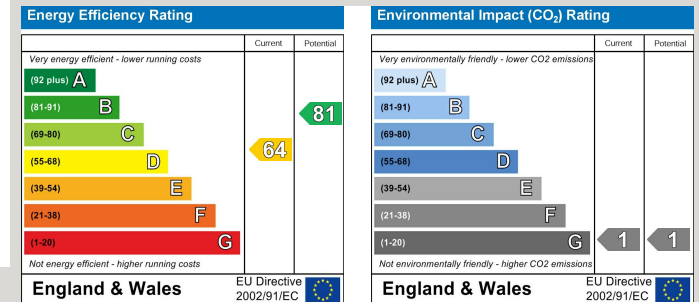
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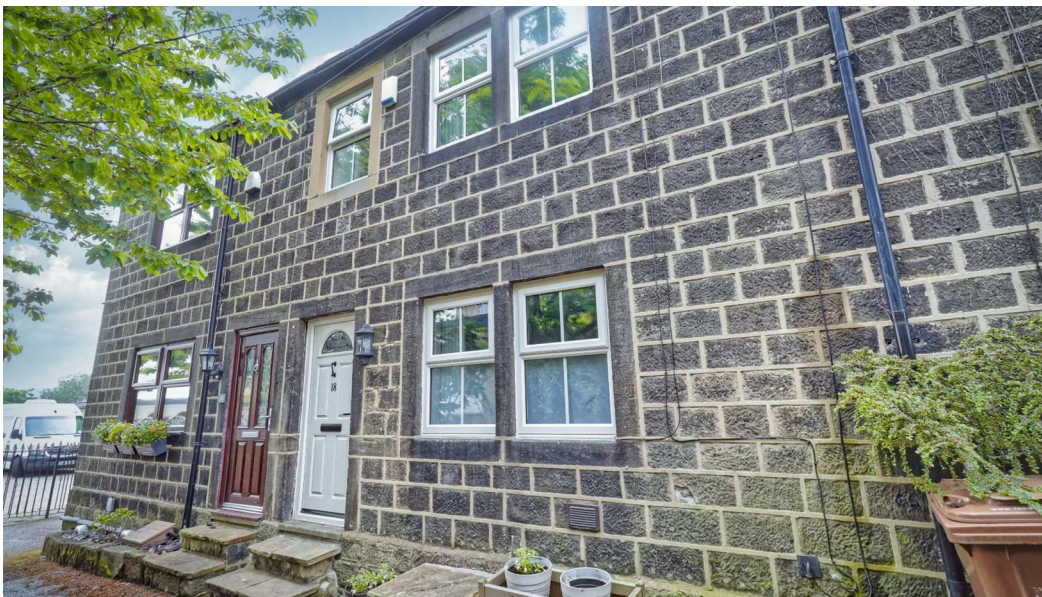
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre 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.



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