

HARDISTY AND CO



BASEMENT LEVEL
APPROX. FLOOR
AREA 112 SQ.FT.
(10.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)

ROOF ROOM
APPROX. FLOOR
AREA 249 SQ.FT.
(23.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 994 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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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HARDISTY AND CO



Rose Avenue
Horsforth

£235,000

2 BEDROOM HOUSE - TERRACED

hardistyandco.com

INTRODUCTION

An exciting opportunity in such a sought after location! This two double bedroom stone terrace home is spacious and impressive with stylish, high specification finish throughout. Situated minutes away from bus routes, Kirkstall Forge Train Station, the excellent amenities of New Road Side and Town Street and with Hall Park on your doorstep too, early viewing of this ready to move into property is a must! Sited over three floors along with useful cellar too, comprises, to the ground floor, a good size, cosy lounge with useful storage cupboard to alcoves, feature wood burning stove set in an exposed brick backed fireplace and a comprehensive fitted kitchen with integrated electric oven, and four point gas hob. There's a pleasant outlook over the rear garden and access out to the cobbled courtyard style garden. The cellar provides useful storage space, ideal for the freezer and tumble dryer and to the first floor is the master bedroom with stripped and stained floorboards and the stunning, luxurious four piece house bathroom with a free standing, roll top, claw foot bath with shower attachment, separate shower with rainfall style head, pedestal basin and WC. To the second floor is a really spacious second bedroom, guest room or maybe a home office. The cobbled courtyard outside offers great privacy and is ideal for those summer barbecues and Alfresco dining!! Great space, in a great location!

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 all based a short distance away. 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

From our office at New Road Side, Horsforth (A65) proceed towards Horsforth roundabout and take your third right turn into Rose Avenue. The property can be identified by our 'FOR SALE' sign. Post Code LS18 4QE.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

LOUNGE/DINER



14'0" x 13'5"

A lovely size reception room with bold feature decor to one wall, fireplace with exposed brick back housing a cast iron wood burning stove. Ample space for dining table and chairs, useful storage cupboards to alcoves and pleasant outlook to the front elevation.

KITCHEN



11'0" x 8'0"

A comprehensive, well planned fitted kitchen with ample storage and worktop space, plumbing for a washing machine and integrated electric oven, and four point gas hob. Pleasant outlook over the rear garden and composite door out to the garden.

LOWER GROUND FLOOR

CELLAR

14'0" x 8'0"

Providing really useful storage space and currently houses the freezer and tumble dryer.

FIRST FLOOR

LANDING

With a window to the rear elevation and doors to ...

BEDROOM ONE



14'0" x 11'5"

A good size double bedroom with modern decor theme, stripped and stained floorboards and window to the front elevation.

BATHROOM



10'0" x 8'6"

A generous, stunning house bathroom incorporating a four piece suite with feature roll top, claw foot bath, shower tap attachment, WC, pedestal wash hand basin and luxury, modern shower with rainfall style shower head. Modern splashback tiling and heated towel rail.

SECOND FLOOR

BEDROOM TWO



16'0" x 14'0"

A great size space, perfect as a guest bedroom or maybe a home office! Stripped and stained floorboards and pleasant outlook to the front.

OUTSIDE



The rear courtyard is delightful, perfect for sitting out with cobbled block work, wrought iron railings and brick walling.

BROCHURE DETAILS

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

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.

Energy Efficiency Rating	
	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	
Current	86
51	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
	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	
Current	84
44	
EU Directive 2002/91/EC	
England & Wales	