

# HARDISTY AND CO



Back Lane  
Horsforth



£200,000  
Offers Over

# HARDISTY AND CO

\*BEST AND FINAL OFFERS SET FOR MONDAY 18th OCTOBER AT 12PM!\* Such a SPACIOUS, TWO bed., home offering HUGE POTENTIAL & sited in such a PRIME Horsforth location, minutes from amenities, HIGHLY REGARDED SCHOOLS, the TRAIN ST., Hall Park & with excellent bus/road links. A much loved family home for many years, the time has now come for you to create your own fabulous family home! SCOPE TO CONVERT INTEGRAL GARAGE too if needed, subject to permissions. Briefly, entrance porch, lounge, DINING KIT., TWO good size beds., & house bathroom. PARKING in front of GARAGE & well tended, ENCLOSED GARDEN to the front. So much on offer here, EXCITING OPPORTUNITY & in such a SOUGHT AFTER location! EPC -



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## INTRODUCTION

Exciting opportunity in such a prime Horsforth location! Will not be around for long! This two bedroom home offers spacious proportions and huge potential! Sited minutes from Horsforth's excellent amenities, highly regarded schools, the train station, Hall Park and with great bus/road links, early viewing of this one is a must! There's scope to convert the generous integral garage too if needed, subject to permissions. This much loved family home is now ready for someone to make their own, comprises, entrance porch, spacious living room, dining kitchen, two good size bedrooms and family bathroom.. Parking can be found just outside the garage to the rear and there's a well maintained, enclosed front garden. Call us now to secure your viewing slot!

## 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 4RF.

## ACCOMMODATION

### GROUND FLOOR

uPVC double glazed entrance door to ...

### ENTRANCE PORCH

A useful shelter from the elements with wood effect flooring and door to ...

### LOUNGE

14'1" x 11'9"

A lovely spacious lounge with solid timber fireplace housing a gas fire.

### DINING KITCHEN

11'9" x 10'5"

A fitted kitchen with integrated electric oven, four point gas hob and extractor fan over. Plumbing for a washing machine and space for a tall fridge freezer. Asterlite sink and drainer with mixer tap. Wood effect flooring.



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## INTEGRAL GARAGE

Such a good size with fitted storage.

## FIRST FLOOR

### LANDING

With access to the loft via a hatch and doors to ...

### BEDROOM ONE

13'9" x 11'9"

Such a good size double bedroom with useful fitted overstair storage.

### BEDROOM TWO

6'2" x 10'2"

A large single or maybe a nursery or home office.

### BATHROOM

9'6" x 5'6"

Fully tiled house bathroom with electric shower over the bath, WC and pedestal wash hand basin. Heated towel rail and extractor fan.

## OUTSIDE

There is driveway parking to the rear to the integral single garage and to the front is a well tended, enclosed garden.

### BROCHURE DETAILS

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

### ADDITIONAL 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 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 option 3.



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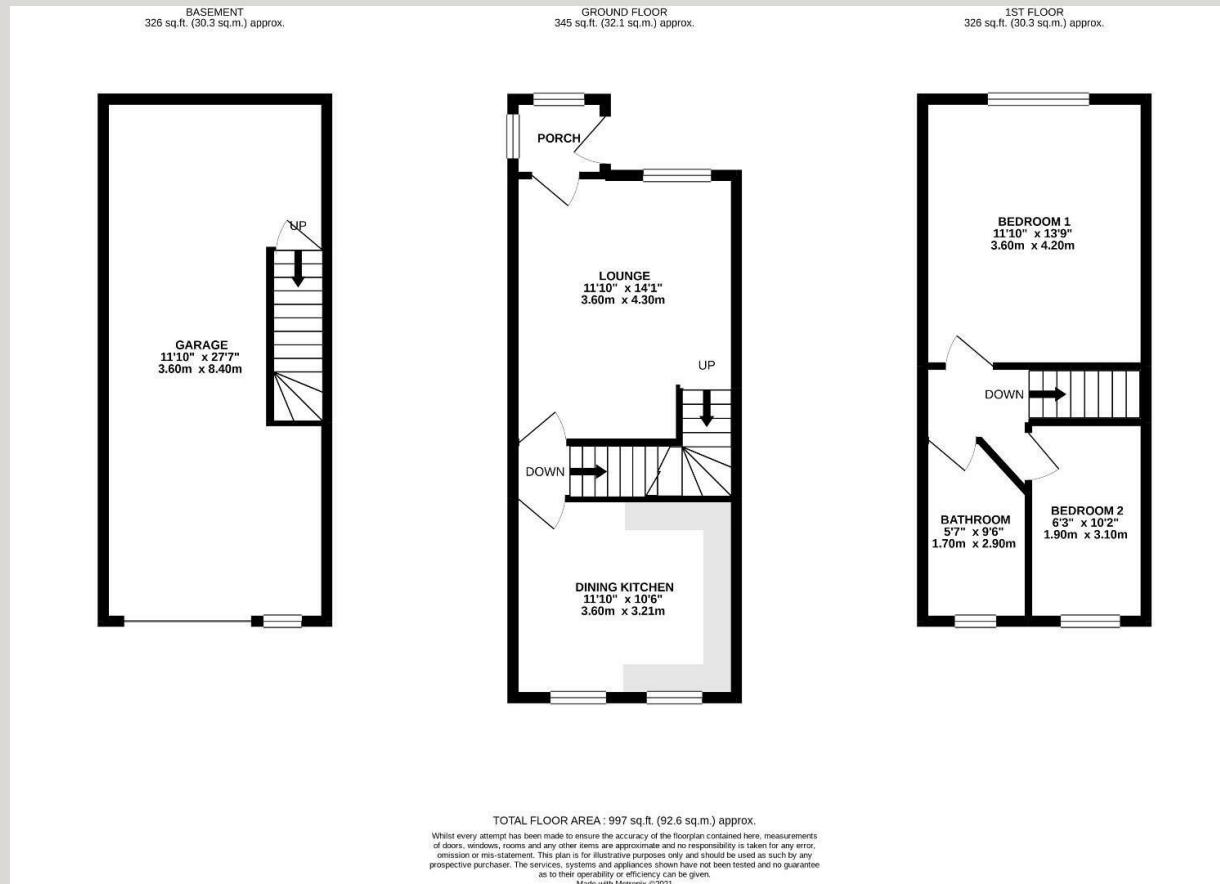
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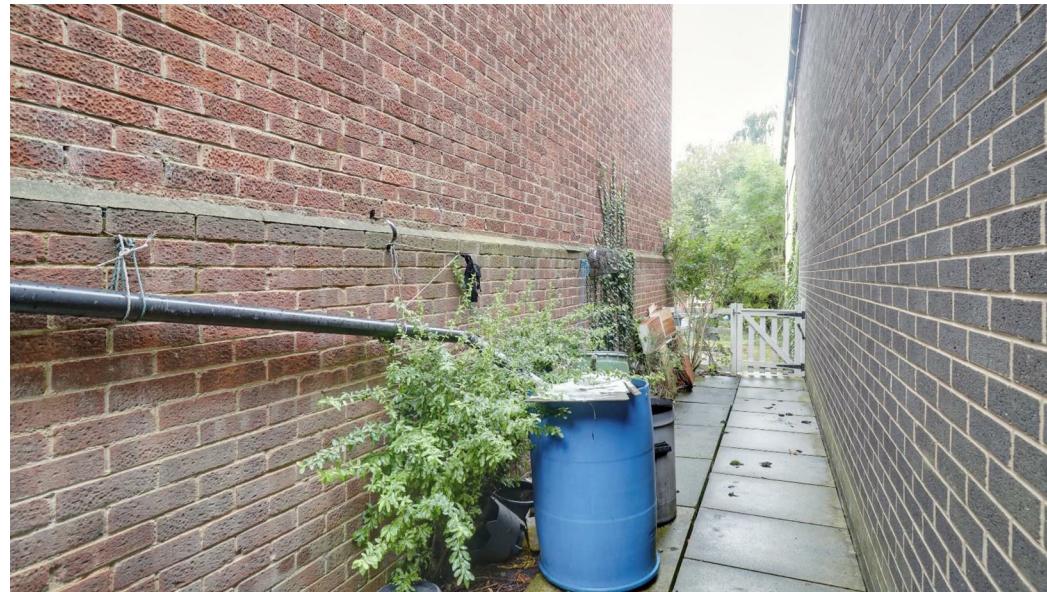


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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. 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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