

# HARDISTY AND CO



hardistyandco.com

0113 239 0012

# HARDISTY AND CO

A BEAUTIFULLY APPOINTED HOUSE OVER THREE FLOORS with HIGH SPEC FINISH & LUXURIOUS ADDITIONS - Scope to EXTEND, (subject to local planning). Situated in a quiet part of this extremely popular residential estate, enjoying a semi rural setting which is ideal for riverside walks yet very close to all the action in Horsforth, including highly sought after schools, transport links and amenities. House & garage alarm. Briefly: Entrance hall with storage, IMPRESSIVE KITCHEN-DINER, lounge with French doors to the garden & a WC. First floor: Three bedrooms and LUXURY BATHROOM. The top floor comprises the main bedroom with en-suite. Off street parking, detached single garage and good sized lawned garden with patio.



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## INTRODUCTION

A stunning three storey semi detached situated in a quiet part of this extremely popular residential estate. Set over three floors and finished to a beautiful specification throughout, yet offering further scope to extend to the ground floor (subject to local planning). This semi rural setting is ideal for riverside walks yet very close to all the action in Horsforth, including highly sought after schools, transport links and amenities. House alarm and garage. Briefly comprises, entrance hallway with storage, good sized kitchen diner with fully fitted appliances, lounge at the rear with French doors to the spacious garden. A down stairs WC finishes the ground floor off perfectly. To the first floor are two double bedrooms, a single bedroom and luxurious modern house bathroom. The top floor comprises the main bedroom with en-suite. Off street parking, detached single garage and good sized lawned garden with patio.

## 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 4GJ.

## ACCOMMODATION

TO THE GROUND FLOOR  
Composite entrance door into...

## ENTRANCE HALL

With smart 'Amtico' floor covering. Staircase to the first floor with a useful under-stairs storage and utility cupboard, which is plumbed for a washing machine.

## KITCHEN-DINER

15'4" x 8'0"

Fitted with a range of shaker style wall, base and drawer units with luxurious granite worksurfaces over. Stainless steel sink, side drainer and modern mixer tap. Integrated dishwasher, full sized fridge/freezer, electric oven, microwave and four point gas hob.

## LOUNGE

15'0" x 11'1"

A good sized reception with ample space for a comfy sofa etc and also a dining table and chairs for dining/entertaining. French doors let in good natural light and open outside into the garden.

## GUEST CLOAKS/W.C.

6'0" x 3'0"

A 'must have' convenience fitted with a low flush WC and pedestal wash hand basin.

## TO THE FIRST FLOOR

Staircase from the ground floor hallway leading up to...



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#### LANDING

With useful fitted storage. Staircase to the second floor. Door into...

#### BEDROOM TWO

13'6" x 8'6"

A good sized double bedroom with a range of quality fitted wardrobes providing good hanging and storage space. The window provides a most pleasant outlook.

#### BEDROOM THREE

10'10" x 8'4"

Another good sized double bedroom.

#### BEDROOM FOUR

9'10" x 6'7"

A generous sized single bedroom or work from home office.

#### BATHROOM

6'4" x 6'1"

Fitted with a panel bath with thermostatic shower control over and a glazed screen, low flush WC and pedestal wash hand basin. Ceramic tiles to splash-back areas, complementary ceramic tiles to the floor.

#### TO THE SECOND FLOOR

Staircase from the first floor landing leading up to...

#### BEDROOM ONE

20'2" x 9'5"

The bedroom is a lovely size and offers an excellent degree of privacy. There are quality fitted wardrobes with mirror fronted doors providing excellent hanging and storage space. Two loft storage cupboards either end of the bedroom, providing extra storage space. Access hatch into the loft. Door into en-suite.

#### EN-SUITE

7'5" x 5'8"

Walk-in shower enclosure with thermostatic control, WC and wash hand basin. Useful fitted storage. Cupboard housing the boiler and providing additional storage. Ceramic tiles to the floor.

#### OUTSIDE

There is off-street parking upon the driveway for two cars, which in turn leads to a detached garage. At the rear, there is a lawned garden, ideal for child's play and a paved patio/seating area for entertaining or relaxing outside during the pleasant months.

**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.

#### BROCHURE DETAILS

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



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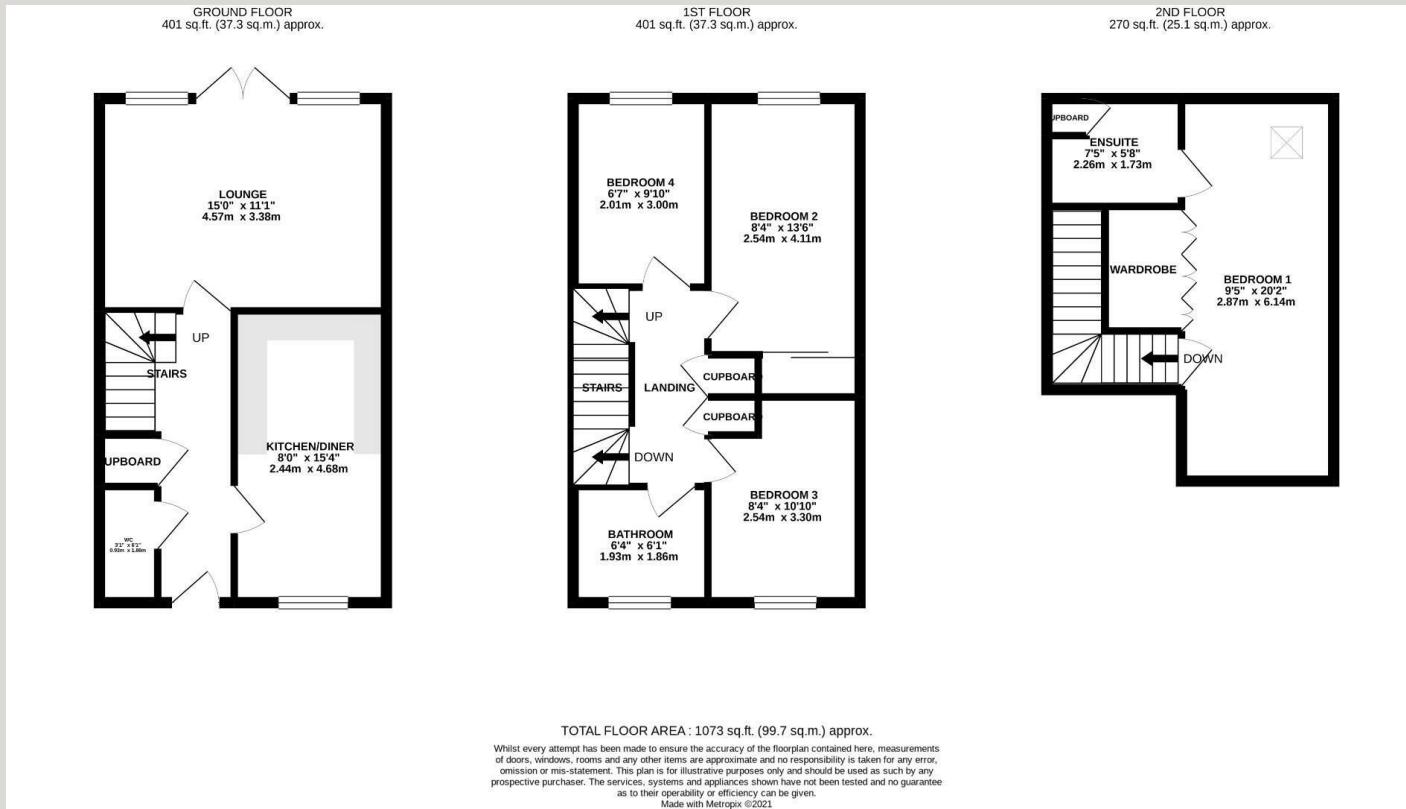
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - 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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