

HARDISTY PRESTIGE

Riverside View

Horsforth

- 4 dble bed., detached home.
- Open fields/River Aire to front.
- Fabulous quiet, private location.
- Encl., family garden to rear.
- Parking & integral garage.

EPC Rating B

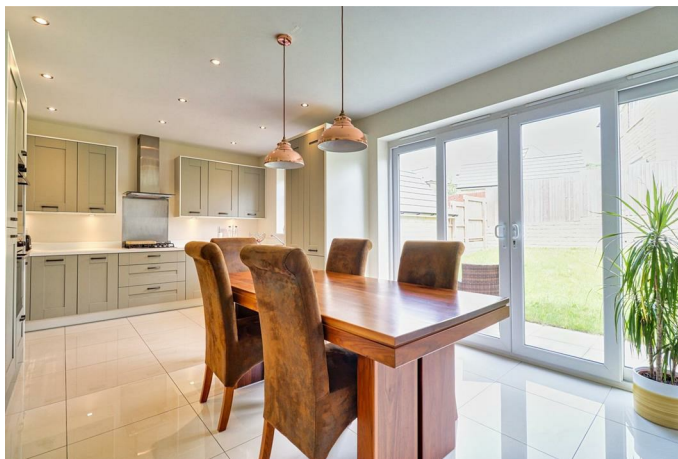
hardistyandco.com

0113 239 0012

Riverside View

Horsforth

Impressive, four double bedroom, executive style detached family home with fabulous, high specification finish throughout having been upgraded by the current owner. Stunning, open field outlook towards the River Aire, enclosed family garden to the rear, ample parking & integral garage. Such a quiet, peaceful setting yet close to Horsforth's excellent amenities, schools & great commuter links. Delightful weekend walks & bike rides on your doorstep too, briefly, entrance hall, stunning lounge, generous dining kit., to the rear with access out to the garden, study, guest WC, great utility, Master bed., with Hammonds fitted furniture & luxury ensuite, three further double beds., & modern, stylish house bathroom. Will not be around for long! EPC - B



INTRODUCTION

Hardisty Prestige are delighted to offer onto the market this impressive, Riverside View executive style, four double bedroom, detached family home which is presented to a superb standard having been upgraded by the current owner. The property takes advantage of the superb, open field outlook to the rear towards the River Aire and peaceful, private setting yet Horsforth's excellent amenities, schools and great commuter links are all closeby. Delightful weekend walks and bike rides are on your doorstep too, a real semi rural feel with enclosed rear garden, ample parking and an integral garage. Comprises, to the ground floor, an entrance hall, beautifully presented lounge with that stunning outlook, superb size family dining kitchen to the rear with access out to the garden, luxury, high end range fitted kitchen, numerous integrated appliances and access out to the garden. A lovely study, two piece guest WC and great utility complete the ground floor accommodation. Upstairs are the four double bedrooms, the Master at the front of the house, enjoying those magnificent views and with quality Hammonds fitted furniture and luxury ensuite shower room. There are three further double rooms and a modern, stylish house bathroom. So much on offer here in such a stunning location! Call now to book 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 4GP.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE HALL

Lovely, stylish first impression with modern decor theme and feature coving. Modern flooring, staircase up to the first floor and doors to ...

LOUNGE

16'2" x 10'5"

A generous, beautifully presented reception room with stunning outlook to the front towards the River Aire. Fabulous open views to enjoy!

DINING KITCHEN

21'0" x 14'0" (max)

A superb size family space at the rear of the house with luxury, high end range of fitted units and worksurfaces to the kitchen area, modern, stylish decor theme and porcelain tiled floor (with underfloor heating). Integrated appliances include double AEG ovens, four point gas hob, canopy over, fridge and dishwasher. One and a half bowl stainless steel sink and side drainer with mixer tap and modern tiling to splashbacks. Sliding patio doors lead out to the rear garden.

STUDY/HOME OFFICE

6'0" x 7'6"

Versatility here to use as you please, with a porcelain tiled floor (underfloor heating) and composite external door out to the garden.

GUEST WC

3'0" x 6'0"

A must have for a busy home with modern two piece suite including a floating wash hand basin.



UTILITY

7'6" x 8'9"

Well planned, practical family space with same units as in the kitchen, porcelain tiled floor, extractor fan and plumbing for a washing machine and point for a dryer.

LANDING

With doors to ...

MASTER BEDROOM

17'0" x 10'8"

Wow!!! A truly stunning space with quality Hammonds fitted furniture and that amazing open view towards the River. Flooded with natural light too, a real 'haven'. Door to ...

LUXURY ENSUITE SHOWER ROOM

7'0" x 6'5"

A stunning, modern suite incorporating a generous walk in shower enclosure, WC and floating wash hand basin. Chrome heated towel rail and quality tiling to walls and floor. Extractor fan.

BEDROOM TWO

9'0" x 14'0"

A further double bedroom at the front of the house with that wonderful open view towards the River. Modern and stylish finish and fitted furniture.

BEDROOM THREE

12'0" x 10'5"

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

BEDROOM FOUR

10'4" x 9'1"

A comfortable double, again at the rear of the house with a garden outlook.

BATHROOM

8'0" x 6'6"

A spacious, modern and stylish family bathroom tiled in modern ceramics to walls and floor and including a bath with thermostatic shower over, WC and floating basin. Chrome heated towel rail and extractor fan. Window to the rear elevation.

OUTSIDE

There is a lovely enclosed garden with patio space to the rear elevation - perfect family space and safe for both children and pets alike. There is a neat and tidy front garden and driveway parking.

BROCHURE DETAILS

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

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

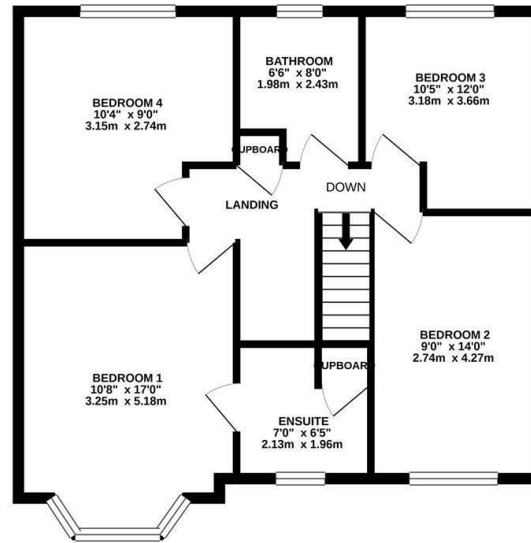
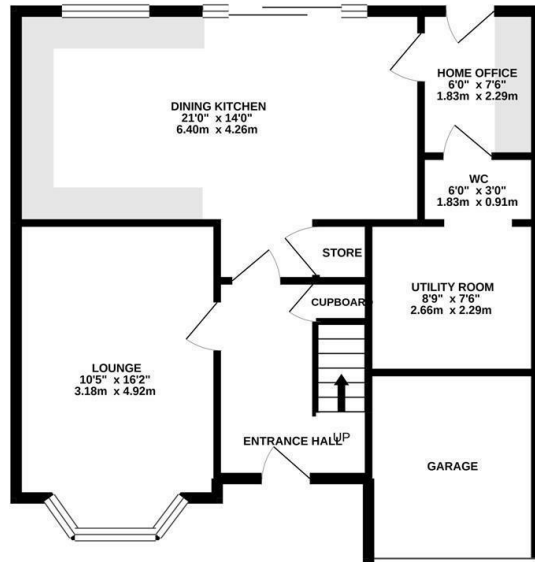
services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

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.

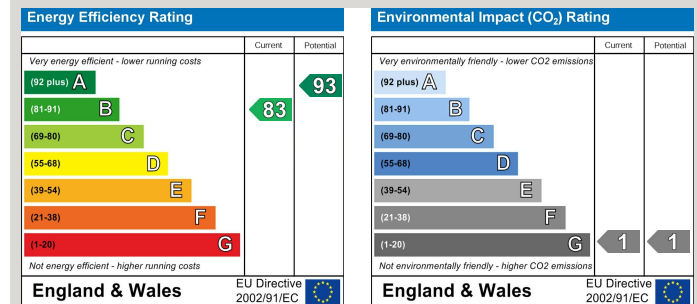


Leeds
Horsforth



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 ©2021



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.



HARDISTY PRESTIGE
prestige@hardistyandco.com



hardistyandco.com