

HARDISTY PRESTIGE

Brownberrie Lane

Horsforth

- Large 4 bed., family home.
- Scope for guest/office annex.
- 2 Receptions, recent Conservatory.
- 22' Living/Dining Kitchen.
- Extensive utility & guest WC.

EPC Rating D

hardistyandco.com

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Horsforth

Such a prime Horsforth location, ideal for highly regarded schooling & the train station! A large, heavily extended four bedroom family home, offering some 1600sq.ft of space with potential for a guest/home office annex if required. Further scope to create a larger family garden too by reducing the parking forecourt. Briefly, large 22' living/dining kitchen, formal lounge, generous Conservatory, extensive utility/guest WC, 2nd reception room, guest bedroom/fourth bed., with walk in 'robe & recent ensuite. Three further beds., to 1st flr, two with fitted furniture & luxurious family bathroom. Exciting opportunity in such a sought after location - not to be missed! EPC - D



INTRODUCTION

Such a prime Horsforth location and offering excellent scope/potential! Perfectly sited for highly regarded schools, the train station, Horsforth's great amenities and with excellent commuter links. Leeds Bradford International Airport is just a short drive away for those needing to commute further afield. Pleasant setting and offering extensive family living space over two floors, this heavily extended, four bedroom family home also offers scope to create a guest/home office annex should you so wish, to the ground floor and a larger family garden could be established by reducing the parking forecourt, so lots of potential! Fabulous size rooms and modern layout, comprises, to the ground floor, an entrance porch, 22' Living/Dining Kitchen with extensive storage and worktop space and quarry tiled floor, a generous formal lounge with feature revealed beams, recently installed conservatory with pleasant outlook, substantial fully fitted utility and guest WC and second reception room. A guest/fourth bedroom with walk in wardrobe and modern, recent ensuite shower room completes the ground floor accommodation. Upstairs are three generous bedrooms, two with fitted furniture and a luxurious family bathroom. This property offers an exciting opportunity and will be of interest to a number of buyers, do not miss out!

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 5HF.

ACCOMMODATION

GROUND FLOOR

Composite entrance door to ...

ENTRANCE PORCH

Perfect for coats, bags, shoes, etc giving access to the ...

LIVING/DINING KITCHEN

22'0" x 19'0"

A fabulous, open family space offering ample sofa and dining areas along with an extensive fitted kitchen with lots of storage and worktop space along with glazed display cabinets and integrated appliances, including an electric oven, four point gas hob and extractor fan over. Space for a tall fridge freezer and impressive quarry tiled floor. Stainless steel sink and side drainer with mixer tap and pleasant outlook.

LOUNGE

14'0" x 17'8"

A fabulous, formal reception room with feature revealed beams, useful understair storage and stone fireplace housing an electric fire. Staircase up to the first floor and door to ...

CONSERVATORY

17'0" x 9'7"

A great addition to the home - recently done, flooded with natural light, lovely garden views and with access out to the garden.

UTILITY/WC

13'0" x 8'0"

A comprehensive fitted utility with guest WC too - a must for a busy home! Space for a tall fridge freezer, WC and pedestal wash hand basin.

2ND RECEPTION ROOM

15'0" x 10'0"

A lovely, large family space to use as you please!



GUEST BEDROOM/BEDROOM FOUR

9'0" x 8'0"

On the ground floor, perfect for guests for maybe an older child to have their own space with great size walk in wardrobe and ...

ENSUITE SHOWER ROOM

6'6" x 5'0"

A modern, stylish recent addition with walk in shower, WC and basin set into vanity storage unit. Fully tiled to walls and floor and heated towel rail.

FIRST FLOOR

LANDING

A light and airy landing with window to the side elevation and doors to ...

BEDROOM ONE

10'0" x 14'0"

A good size double bedroom at the front of the house with pleasant outlook, fitted furniture and modern and stylish finish.

BEDROOM TWO

10'0" x 11'0"

A further double bedroom at the rear of the house with pleasant outlook over the garden and beyond. Useful fitted furniture to recess.

BEDROOM THREE

7'0" x 9'0"

A good size single bedroom with built in storage and window to the side elevation.

LUXURY HOUSE BATHROOM

7'0" x 8'0"

An impressive, luxurious and stylish family bathroom with shower over the bath, WC and basin set into vanity storage unit. Quality tiling to wet areas and heated towel rail. Window to the front elevation.

OUTSIDE

Currently there is a large parking forecourt outside but we believe there is scope to separate this off and then create an enclosed garden too should you so wish.

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

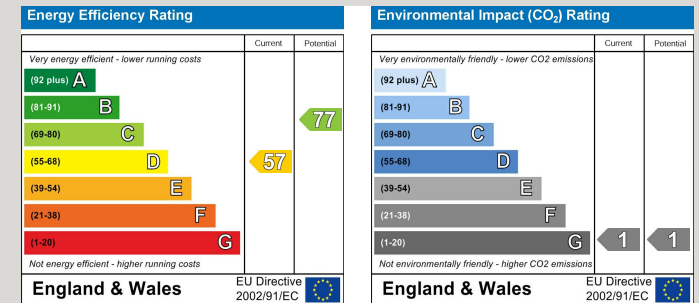
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

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.



Leeds Horsforth



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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