

# HARDISTY PRESTIGE

## Newlay Grove

- Impressive large detached residence
- 5 beds/2 baths/ample reception space
- Superb grounds/gardens
- Gravel drive/dbl garage. EPC...D
- Highly regarded Horsforth setting.

EPC Rating D

[hardistyandco.com](http://hardistyandco.com)

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## Newlay Grove

AN EXCITING OPPORTUNITY to acquire a SUBSTANTIAL & QUITE INDIVIDUAL DETACHED RESIDENCE within EXTENSIVE GROUNDS & family friendly gardens - FIVE BEDROOMS, ample reception space, utility room, WC & boot room - Some cosmetic work to the first floor would enable a fantastic principle bedroom suite, with a further four bedrooms, (one en-suite) and a house bathroom. Situated in the highly regarded 'Newlay' area of Horsforth, with vibrant amenities, excellent schools & travel links, the banks of the nearby River Aire offer a lovely space to walk and relax. LARGE GRAVEL PARKING FORECOURT, DOUBLE GARAGE & LARGE GARDENS - Call Phil or Heather for further information or to book an appointment to view.



## INTRODUCTION

Hardisty Prestige offer an individual and substantial five bedroom detached home in the highly regarded 'Newlay' area of Horsforth, set within large grounds and gardens. The property has generous reception space including, lounge, snug, dining kitchen and practical spaces such as a utility room, downstairs W.C and a boot room. The first floor has an impressive extension which requires some cosmetic completion and then would provide a superb principle suite, plus four further bedrooms, one en-suite and a house bathroom. There is a large gravel parking forecourt, double garage and significant gardens to the side and rear. The plot offers further extension/development potential subject to the necessary permissions. Call Phil or Heather now to book your viewing ahead of full marketing.

## 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 4LQ.

## ACCOMMODATION

### GROUND FLOOR

Timber and glazed entrance door to ...

### ENTRANCE HALL

Such a stunning, light and airy first impression with feature galleried staircase and landing, parquet flooring and doors to ...

### LOUNGE

24'0" x 12'8" (max)

A beautifully presented, bright and airy formal reception room with dual aspect to the front and rear elevations, flooding the room with natural light. Bay fronted and with French doors out to the garden, perfect for relaxing or for entertaining friends and family.

### SNUG

13'0" x 11'4" (max)

Another delightful reception room with pleasant outlook to the front, feature red brick fireplace with open grate housing a Living Flame gas fire and porcelain tiled floor - contrasting nicely with the neutral decor theme.

## DINING KITCHEN

20'0" x 13'0"

A superb, open family space at the rear of the house with access out to the garden and pleasant outlook over the garden. There's ample dining space and an impressive, white high gloss fitted kitchen with integrated double electric oven and microwave, four point hob and canopy over. Feature Smeg gas barbecue and one and a half bowl ceramic sink with mixer tap. Porcelain tiled floor. Ideal for day to day dining but perfect for entertaining too!

## INNER LOBBY

A useful space for maybe an extra tall fridge freezer and giving access to ...

## LAUNDRY ROOM/UTILITY

7'0" x 5'7"

A really useful, practical storage space with plumbing for a washing machine and a stainless steel sink and side drainer with mixer tap. The boiler is housed here.

## GUEST WC

2'4" x 5'0"

Another must for a busy family home with a modern, recent two piece suite.

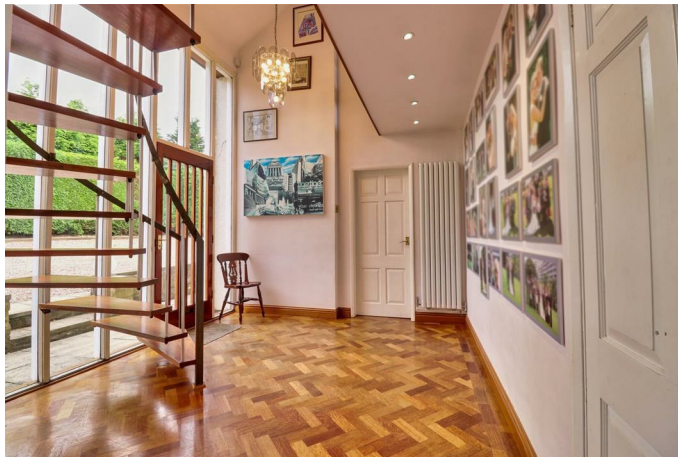
## BOOT/CLOAK ROOM

Great for coats, boots, wellies, etc.

## FIRST FLOOR

### LANDING

A lovely, open galleried space - so impressive and stylish with doors to ...





#### BEDROOM ONE

13'0" x 13'0"

A good size, light and airy Master bedroom at the rear of the house with pleasant outlook over the garden. Fitted furniture and large storage cupboard (6'4" x 4'0").

#### BEDROOM FOUR

11'0" x 9'0"

A versatile space, small double bedroom or maybe a hobby room giving access to the ...

#### EXTENSION

25'0" x 17'9"

Wow!!! What a fabulous, flexible family space!! This room has been created to provide either a Master suite wing to the house or to provide two or three rooms. The bulk of the work has been done now so ready for someone to complete to their own specification - what a great opportunity!

#### LUXURY BATHROOM

13'0" x 7'8"

So spacious! A superbly planned suite incorporating a sunken bath, WC, bidet and 'His' & 'Hers' basins along with a separate shower enclosure. All fully tiled in modern ceramics and with a window to the rear elevation.

#### LINEN/STORAGE CUPBOARD

4'0" x 7'0"

Providing great additional storage space - so rare to find!

#### BEDROOM TWO

12'0" x 12'7"

A double bedroom at the rear of the house with pleasant aspect over the garden - some may use as the Master with access to an ...

#### ENSUITE SHOWER ROOM

7'0" x 6'0"

A modern, well planned ensuite wet room with walk in shower enclosure, mounted basin and WC. Fully tiled in modern ceramics and with a window to the rear elevation.

#### BEDROOM THREE

12'7" x 12'0"

Another good size double bedroom at the front of the house with neutral decor theme and pleasant outlook.

#### GARAGE

18'5" x 16'3"

A great size with up and over door and lots of light from the windows to the rear elevation - scope here to be part of an annex to the full extension subject to approvals, comes with power and light.

#### OUTSIDE

Amazing grounds!!! The property has a large parking forecourt and there are gardens to the side and rear elevations. They are fully enclosed with an orchard, large lawns and there is a substantial terrace with feature gas firepit built in. Lovely water feature and dome style greenhouse - a real 'haven' here!

#### BROCHURE DETAILS

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

#### ADDITIONAL SERVICES - Disclosure Of Financial Inte

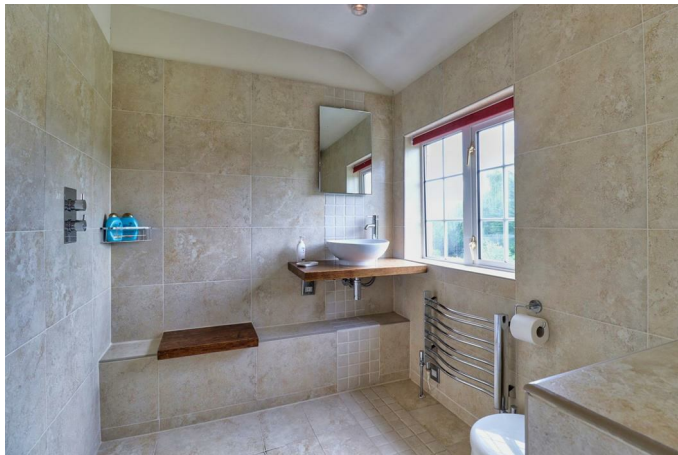
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage 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

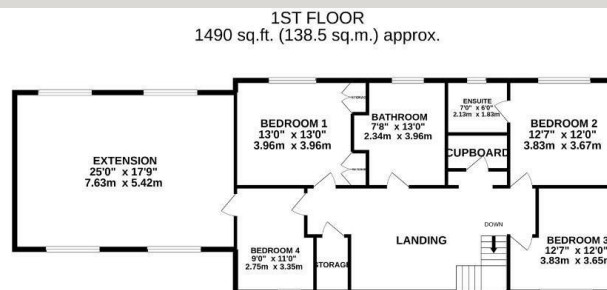
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.

#### 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.

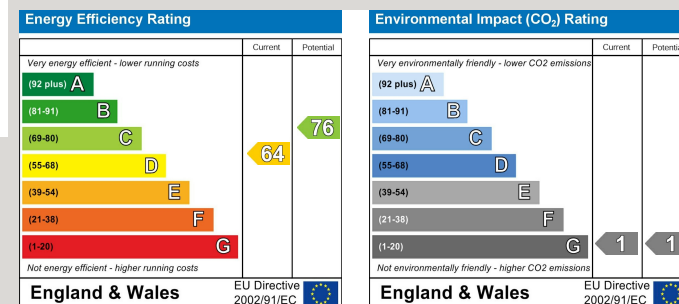


# Horsforth



TOTAL FLOOR AREA : 2731 sq.ft. (253.8 sq.m.) approx.

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.





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