



**Low Hall Road**

Horsforth



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£600,000  
Offers In Excess Of

# Low Hall Road

Horsforth

\*\*A FINE PERIOD DETACHED HOUSE approx 1700 sq ft\*\* with ADJACENT GRADE II LISTED COTTAGE, approx 1260 sq.ft, (including the garage), with POTENTIAL TO CONVERT to comprehensive home office suite, relative's annex or possibly an independent dwelling subject to agreements and permissions\*\* Comfortable to live in yet with the opportunity for one to modernise to their own styles and tastes and set within beautifully maintained, sizeable walled gardens, in a desirable, leafy setting in Horsforth. There is parking and garage. Idyllic countryside walks on hand yet close to schools, commuter links & amenities. An exciting opportunity indeed for a wide range of buyers and offered for sale with no upward chain - Contact Hardisty Prestige for more details.



## INTRODUCTION

Woodbottom Cottage offers a rare opportunity to purchase such an impressive detached home and adjacent Grade II listed cottage which offers excellent conversion potential, subject to necessary permissions. The principle residence, (formerly two semi-detached houses), offers generously proportioned rooms extending to some 1700 sq ft and has potential for one to modernise to their own styles whilst being comfortable to live in as it is. The accommodation briefly; entrance hall, guest cloaks/WC, spacious lounge, boot room/rear hall, dining kitchen and dining room. Lower ground floor: Extensive cellars with scope to convert subject to permissions, and to the first floor: Three excellent sized bedrooms and a bathroom. The adjacent cottage would need full rejuvenation yet is approx 1260sq.ft in size, (including the garage) and would lend itself very well to a comprehensive home office suite, a relative's annex or possibly, an individual dwelling, subject to the necessary agreements and permissions. The property sits within mature walled gardens which are beautifully maintained with an array of plants, shrubs and trees. There is parking in front of the larger than average garage. The property is situated in this highly sought after leafy location with beautiful countryside walks, yet good access to Horsforth's vast amenities and ideal for commuters. An exciting opportunity indeed for a wide range of buyers and offered for sale with no upward chain!

## 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 all based a short distance away. 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

From our office on New Road Side proceed up the A65 to the roundabout. Take the first left turn into the Ring Road (A6120). Proceed for approximately 0.6 miles then turn right into Calverley Lane. Pass Calverley Lane Park on the right hand side, then turn left into Low Hall Road. Woodbottom Cottage can be found after a short distance on the right hand side, identified by our 'Prestige' for sale board. Post Code LS18 4EF.

## ACCOMMODATION

### TO THE GROUND FLOOR

Timber entrance door into...

### ENTRANCE HALL

A lengthy and spacious hallway which opens out to an internal hall, with traditional spindle and balustrade staircase leading up to the first floor. Door into...

### GUEST W.C

4'7" x 3'0"

Convenient for guests and family members alike, fitted with a W.C and pedestal wash hand basin.

### LOUNGE

16'6" x 14'5"

Such a lovely room which is full of natural light. Log effect/basket style living flame fire inset to a fireplace, with marble back and hearth. Feature walk-in bay window which provides a pleasant view of the garden. Solid wood flooring adds a smart and practical finish.

## BOOT ROOM/REAR HALL 9'0" x 8'4"

The general day to day entrance which forms a practical space for muddy wellies, shoes, coats etc. Ceramic tiled floor. The kitchen flows naturally from here.

## DINING KITCHEN 18'0" x 9'0"

With a farmhouse style feel, the kitchen is functional yet offers further scope to add your own input, knock through into the adjacent dining room if desired and further enhance the space here, subject to permissions you could create a wonderful living/dining kitchen. Fitted with a range of wall base and drawer units with complementary work-surfaces, inset stainless steel sink, side drainer. Plumbed for a washing machine. Pleasant aspect from the window over the rear garden and cottage.

## DINING ROOM 17'8" x 13'6"

This is a spacious room indeed and the current vendor presently uses this as a lounge, however, being adjacent to the kitchen it does lend itself to being knocked through into the kitchen, hence creating a larger family-friendly open-plan space. Attractive fireplace with stone back and hearth adds a lovely cosy feature. Detailed ceiling coving.

## LOWER GROUND FLOOR

Stairs leading down to...

## CELLAR

3'3"0" x 9'0"

The cellar provides extensive storage space and offers the potential for conversion into additional living space, subject to necessary permissions.

## TO THE FIRST FLOOR

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



## LANDING

Doors leading into...

## BEDROOM ONE

14'0" x 14'6"

Of excellent proportions, this is a spacious bedroom overlooking the impressive gardens at the front. Built-in walk-in robe and a cupboard providing useful hanging and storage space.

## BEDROOM TWO

14'6" x 13'8"

Another excellent sized double bedroom with built-in robe. Opportunity to remove the original staircase to make way for an en-suite if desired, (subject to any necessary permissions).

## BEDROOM THREE

12'0" x 9'0"

A third good double! Built in cupboards provide useful hanging and storage space. Dual aspect windows flood the room with natural light. There is access to the original staircase.

## BATHROOM

12'0" x 6'0"

A much larger than average bathroom fitted with a pedestal wash hand basin, WC and a bath. Half tiled with paint finish to the remainder. Window aiding natural light and ventilation.

## TO THE OUTSIDE

The property occupies a most impressive plot, with large mature garden at the front of the house. There is a right of access down the driveway leading to a generous garage measuring some 21ft x 14ft. The garden is enclosed, has a large lawn with borders planted with an array of flowers plants and trees. There is a further courtyard style area at the rear in front of the cottage - peaceful, tranquil and private.

## GARAGE

21'0" x 14'0"

A generous sized garage with up & over door.

## COTTAGE

There is so much potential with this dwelling, it could offer additional family living space or dependent relatives, or as a home office/studio etc. Possibly, the title could be split so that the cottage becomes an independent dwelling and could therefore offer good investment potential, subject to necessary agreements and permissions etc. There are two generous downstairs rooms and two more upstairs. A void situated over the garage could also be integrated into the cottage. Briefly comprising....

## GROUND FLOOR

### ROOM ONE

16'8" x 10'0"

Bags of potential.

### ROOM TWO

10'0" x 12'5"

Bags of potential.

## FIRST FLOOR

Steps leading up to...

### ROOM THREE

20'0" x 11'0"

Bags of potential.

### ROOM FOUR

12'8" x 10'3"

Again with potential.

## 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 PERMISSIONS NOTICE

We understand planning permission has previously been obtained for conversion of the rear building to residential, however, that was

allowed to lapse. A subsequent application for works was submitted, however, the vendor withdrew the application before final approval was given.

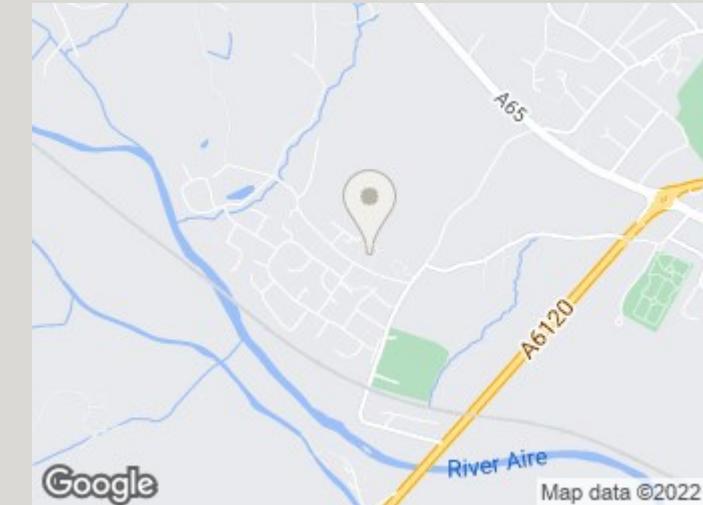
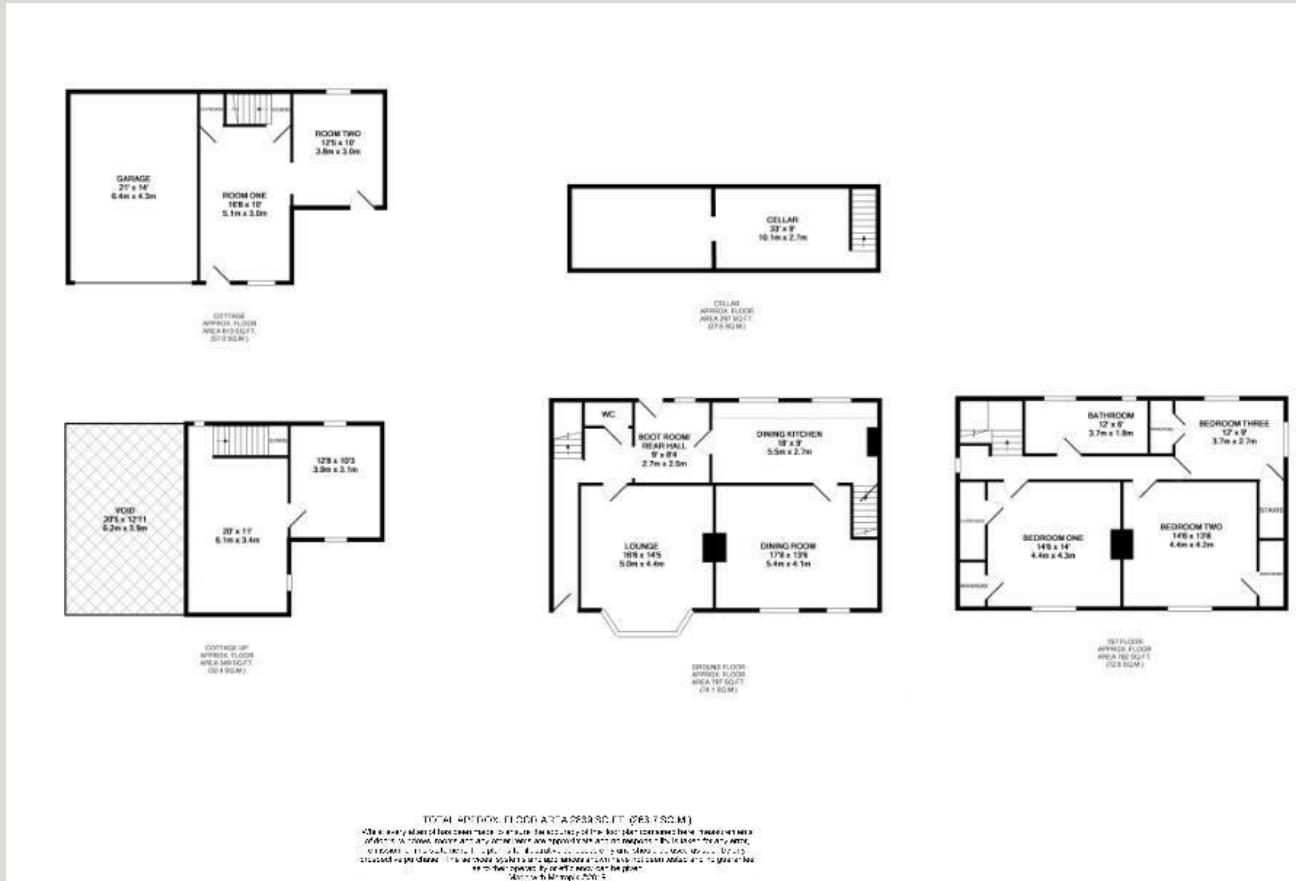
## BROCHURE DETAILS

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



# Leeds

## Horsforth



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	32	
(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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 The Property  
Ombudsman

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