

HARDISTY

AND CO

King George Road
Horsforth



£240,000
Offers In The Region Of

HARDISTY AND CO

Set on a LARGE CORNER PLOT and ONLY MINUTES AWAY FROM HORSFORTH TRAIN STATION, this LARGER STYLE SEMI-DETACHED FAMILY HOME offers a perfect opportunity for modern living. With an impressive, large dining kitchen, spacious lounge -THREE REALLY GOOD SIZED BEDROOMS and a bathroom. There's a driveway, useful storage shed, raised terrace and large lawns running from the front to the side and rear! NOT TO BE MISSED!



HORSFORTH

horsforth@hardistyandco.com
0113 2390012

GUISELEY

guiseley@hardistyandco.com
01943 870970

OTLEY

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01943 468999

LS12

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0113 2310933

hardistyandco.com

INTRODUCTION

Set on a large corner plot, enjoying a sunny rear garden, with driveway for off-street parking and only minutes away from Horsforth train station. This larger style, extremely well presented semi detached home has excellent local schools and amenities, with something for everyone. Designed to offer modern day living, with an impressive, large dining kitchen with its french doors into the rear garden, a spacious lounge and three really good size bedrooms plus a house bathroom to the first floor. Outside, the raised terrace is ideal for alfresco dining and the large lawns provide outside play space. The driveway provides off-street parking and there is a useful storage shed. Not to be missed!

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 5PY.

ACCOMMODATION

TO THE GROUND FLOOR

Composite entrance door into...

ENTRANCE HALL

A lovely sized entrance with a modern decor scheme. Staircase to the first floor. Door into...

LOUNGE

14'0" x 11'7"

A spacious reception room with modern scheme of decor. Attractive fireplace with inset living flame gas fire. The room is flooded with natural light.

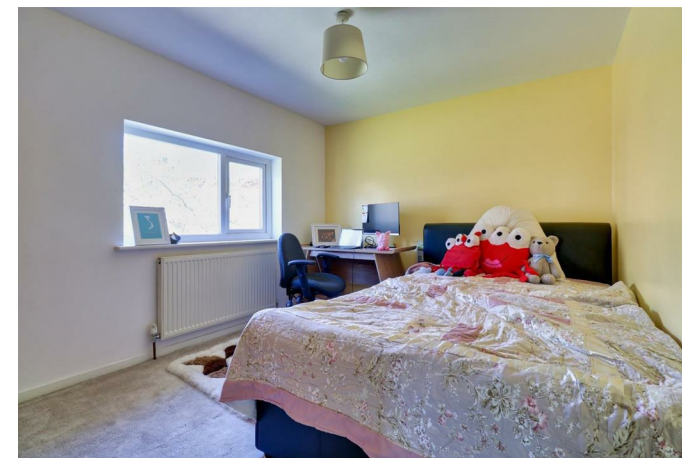
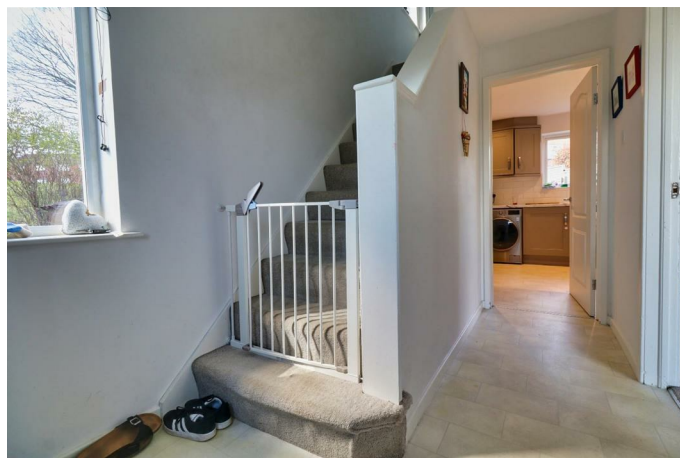
LIVING/DINING/KITCHEN

9'5" x 20'7"

A great space with a modern and stylish range of wall, base and drawer units with marble effect work-surfaces, which extend to form a useful breakfast bar for casual dining. Inset one and a half bowl sink, side drainer and swan neck mixer tap. Integrated electric oven, four point gas hob and extractor over, 'Neff' microwave. Modern ceramic splash-backs. Plenty of space for a good sized table and chairs for family meals or social gatherings. Window. French doors open into the garden.

TO THE FIRST FLOOR

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



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LANDING

A spacious landing area, larger than many, a desk could be added here for study or work from home. Access hatch into the loft. Door into..

BEDROOM ONE

11'8" x 12'0"

A good sized double bedroom with a pleasant outlook. Fitted wardrobes provide good hanging and storage space.

BEDROOM TWO

9'5" x 12'0"

Another good sized double bedroom with space to accommodate a double bed and a desk or wardrobe etc.

BEDROOM THREE

8'6" x 8'7"

A generous sized third bedroom. The window provides a pleasant outlook.

BATHROOM

8'3" x 5'0"

Fitted with a modern suite comprising bath with shower over and a glazed screen, W.C and a vanity unit with storage below, inset sink and

mixer tap. Complementary tiling to the walls and floor. Chrome heated towel rail. Window aiding natural light and ventilation.

OUTSIDE

This property occupies an excellent corner plot with lawns and a raised terrace where you can sit and enjoy the sunny aspect. Timber fencing, combined with maturing hedgerow for added privacy. A driveway provides off-street parking. There is a useful exterior storage cupboard. Access to a useful storage shed 4'0" x 9'0"

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/>

PLANNING & BUILDING REGS.

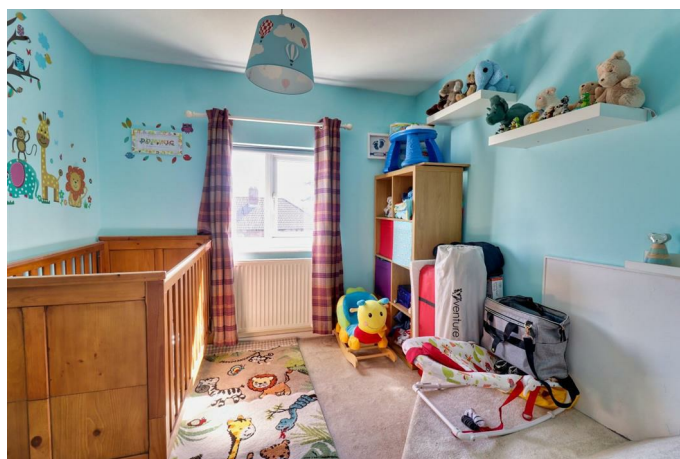
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

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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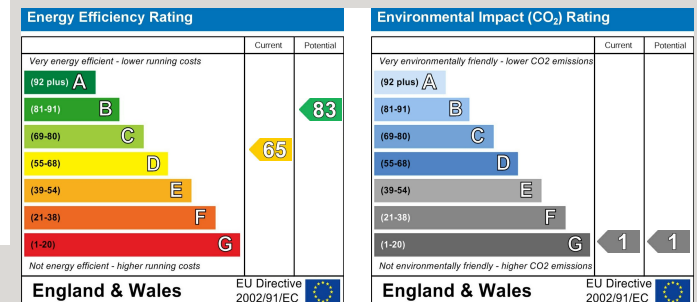
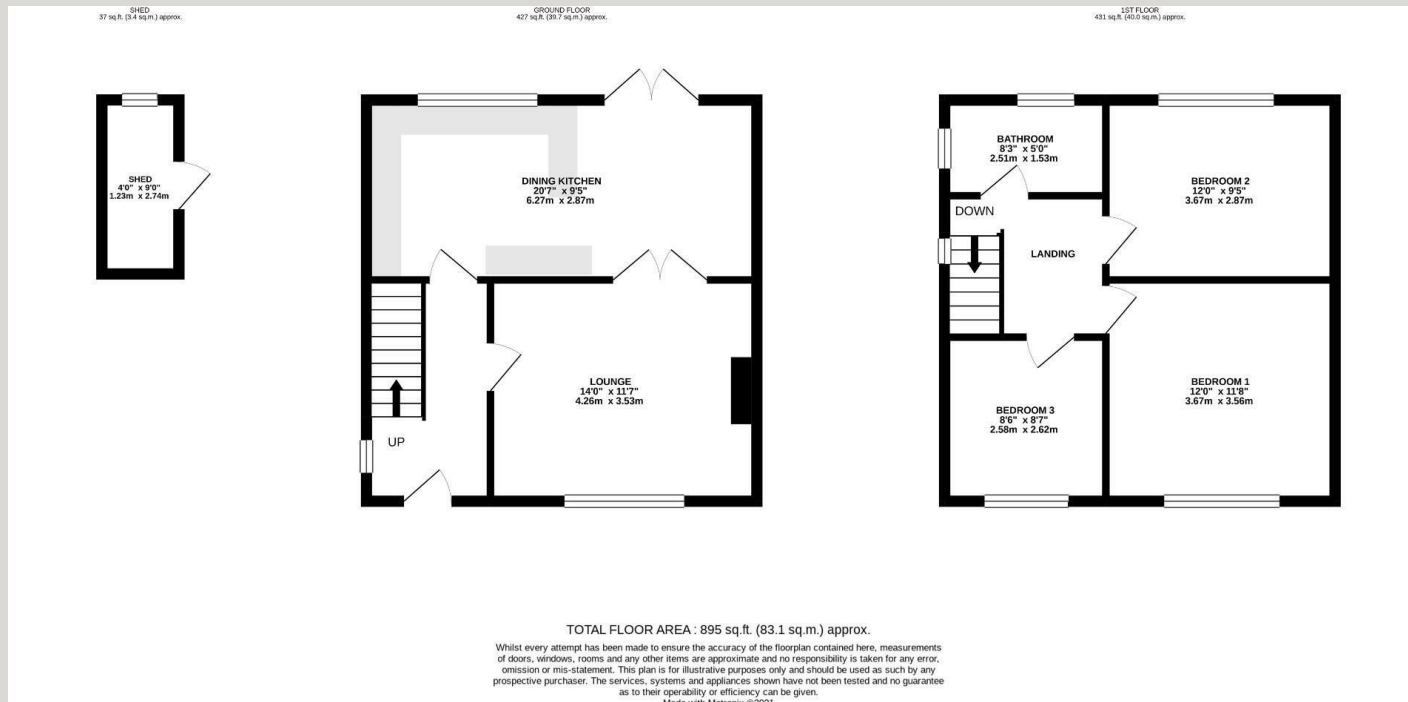
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre 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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