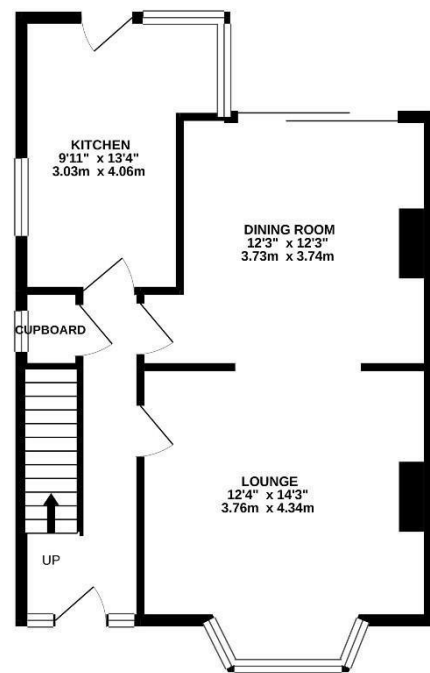
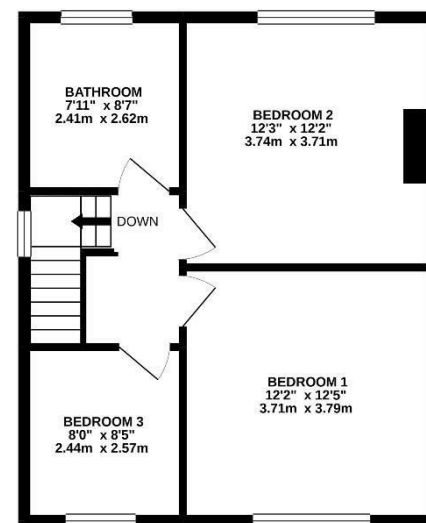


HARDISTY AND CO

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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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HARDISTY AND CO



Victoria Walk
Horsforth

£399,950

3 BEDROOM HOUSE - SEMI-
DETACHED

hardistyandco.com

INTRODUCTION

This fantastic semi-detached home offers spacious accommodation throughout and is situated in a much sought after Horsforth location, close to renowned schools, excellent amenities and transport links, including train stations in both Horsforth and Kirkstall Forge. This much loved semi has been a family home for many years and is now looking for its next family to enjoy just as much over the years to come. In brief this home consists of; entrance hall, spacious living room which flows beautifully into the dining room, bright and airy fitted kitchen with access to the rear, three double bedrooms and a family bathroom. Outside, the property boasts well tended front and rear gardens, the rear a fantastic feature and measuring some 90ft, a driveway and large single garage. With so much on offer, yet this home still offers ample potential to extend (subject to planning) and as such, we are expecting a high level of interest. To ensure you don't miss out, call Hardisty & Co today to secure the viewing of your next home!

HORSFORTH 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 4PL.

ACCOMMODATION

TO THE GROUND FLOOR

uPVC front entrance door with glazed side lights leading into...

HALLWAY

With neutral decor theme and wood effect floor

covering. Spindle and balustrade staircase to the first floor. Useful storage cupboard with potential to convert into a W.C.

KITCHEN



13'4" x 9'11"

The kitchen is slightly extended and fitted with a range of timber effect shaker style wall, base and drawer units with concealed lighting. Complementary granite effect work-surfaces, extending to provide a useful breakfast bar, from where there is a pleasant outlook over the garden. Inset composite sink, side drainer and modern mixer tap, splash-back tiling. Integrated oven, four point hob and extractor over, fridge/freezer, dishwasher and washing machine. Wood effect floor covering. Access to the rear.

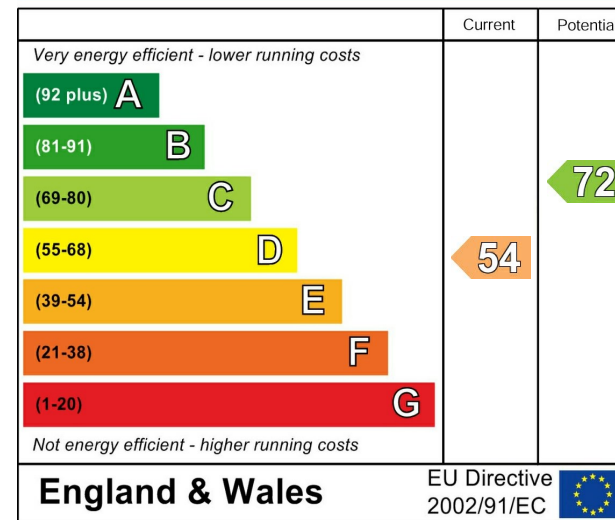
LOUNGE



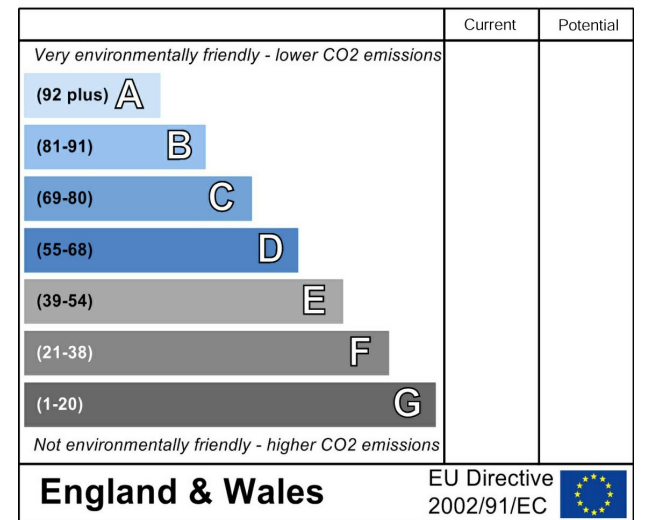
12'4" x 14'3"

A spacious and well proportioned reception room. Neutral decor, bay window flooding the room with natural light. Marble fireplace with inset gas fire and timber mantle over. Archway into the dining room.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



BATHROOM



8'7" x 7'11"

Tiled in the main, with neutral decor to the remainder. Fitted with a modern suite comprising large double ended bath tub with shower attachment, low flush W.C, pedestal wash hand basin with mixer tap & illuminated vanity mirror over, and shower cubicle with thermostatic shower control. Recessed ceiling spotlights.

OUTSIDE



At the front there is a well maintained pebbled garden with flower beds and a gated driveway for two to three cars. The rear garden is a fantastic feature, approximately 90ft in length, so much space where children can run and play safely. There is a paved seating area to the immediate rear where you can enjoy sitting out, having a BBQ etc, with a further paved area at the bottom of the garden, between which is a lawn. There are hedge/tree borders which provide a good degree of privacy. There is a greenhouse and a lengthy detached garage with power and light.

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.

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.

BROCHURE DETAILS

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



DINING ROOM



12'3" x 12'3"
With continuation of the wood floor covering and neutral decor theme. Gas fire within a Portuguese limestone fireplace. Sliding doors leading into the garden.

TO THE FIRST FLOOR

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

LANDING

With neutral decor theme. Access hatch into the loft. Door into...

BEDROOM ONE



12'2" x 12'5"
A spacious double bedroom with neutral decor theme. Pleasant outlook to the front elevation.

BEDROOM TWO



12'3" x 12'2"
A large double bedroom with neutral decor theme. Located to the rear of the house, enjoying a lovely green outlook over the garden.

BEDROOM THREE



8'0" x 8'5"
A small double room, with neutral decor theme.

