



Outwood Lane

Horsforth, LS18 4HU



Introduction

Built in the 1920's, Outwood Lane is a large and spacious family home with 4 bedrooms, gas central heating, large open-plan kitchen/diner that has plenty of room for a snug area and lovely features including a stone inglenook fireplace. A separate reception room at the front of the house has a walk-in bay with a large window giving spectacular views of the wooded area directly opposite. Situated in a desirable conservation area with characteristic stone walls, leafy streets and green spaces providing a wonderfully scenic outlook from the property.

Enter through the new composite front door and you are greeted with a light and airy hallway. A formal family living room provides the perfect cosy space to relax.

The extended and open-plan family kitchen/diner is the hub of the home with lots of space for all aspects of family life. This main family room also benefits from 2 double aspect, large windows, 2 Velux windows in the extension roof and French doors out to the family garden. The light filled kitchen is well designed with a large central island including new gas hob, new extractor, storage and lots of power sockets. The wall units feature a double oven with grill, integrated dishwasher and lots of work top space.

To the first floor are 2 spacious double bedrooms and a 3rd single suitable as bedroom/office. The rear double bedroom has built-in wardrobes. The newly installed family bathroom is modern, featuring a plumbed over bath shower, motion sensor night light to the vanity sink, large towel ladder radiator, LED mirror and wall-mounted storage cupboard.

The second floor/attic has been thoughtfully converted with a large, windowed dormer creating space with good head-height. A Velux window offers yet more light and storage has not been overlooked with the eaves utilised with built-in cupboards. This spacious bedroom also benefits from a newly fitted en-suite with a large walk-in plumbed shower. The second floor/attic conversion has been completed with planning and building regs available during the conveyancing process.

Outside, the property has a long driveway offering access to a garage with power, situated to the rear of the plot. The garden is private and gated access to the side makes it ideal for children and pets. To the front is an attractive, established green garden, in-keeping with the appealing street scene.

This property is offered chain free and for sale by private treaty. We have been advised that the property is connected to mains services for power, water and drainage and that it is Freehold in nature.

Key Features

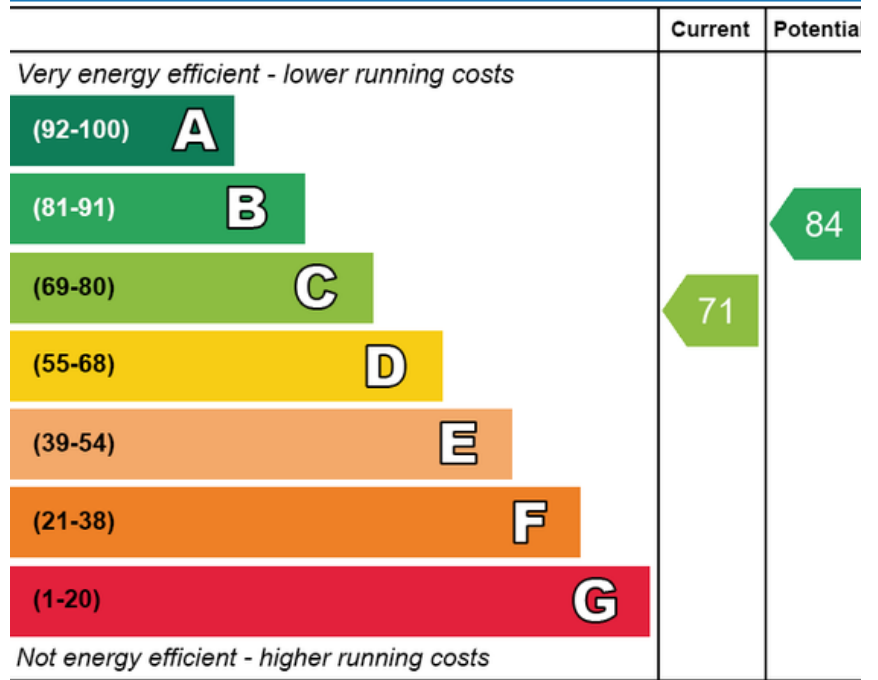
- Approximately 2000 sq ft
- Large Family Kitchen/Diner
- Feature Stone Fireplace
- Sizeable Attic conversion with dormer, en-suite and built in storage
- Good-sized enclosed garden, with parking and garage.
- Popular and desirable location
- Well positioned for amenities, facilities and schools







Energy Efficiency Rating



AREA GUIDE

This home is in a sought after and prime residential area offering excellent schools suitable for all ages including nurseries, primary schools, Horsforth High School as well as after schools clubs and Trinity University. There is easy access to the A6120 Leeds Ring Road as well as being a short 304 minute drive from both Kirkstall Forge and Horsforth Train Station. For those commuting by bus, regular and frequent routes run along the A65 offer direct access to Leeds City Centre.

PROPERTY TYPE Semi Detached Brick and Render

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

TENURE Freehold

SERVICES Mains Services

TERMS OF SALE Private Treaty

VIEWING Strictly By Appointment

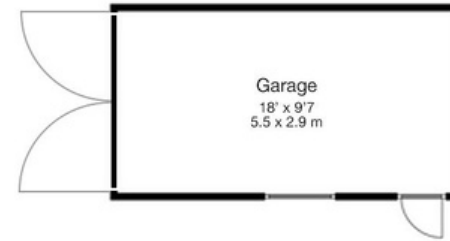
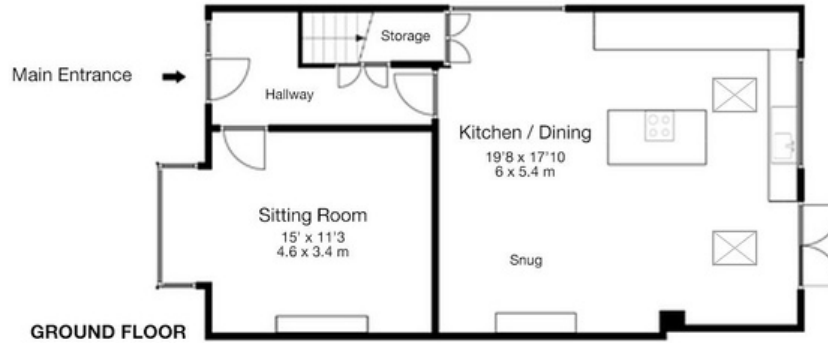


75 Outwood Lane, Horsforth, LS18

Approx Total Area = 2007 sqft / 186.5 sqm

Approx Outbuildings Area = 172.5 sqft / 16 sqm

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating Property Measurement Standards (IPMS2 Residential).

General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.

Domus Residential - Moor Cottage, Moor Lane, LS17 9HN - 07962231298

info@domusresi.co.uk - www.domusresi.co.uk