



Oliver Hill

Horsforth, LS18 4JF



Introduction

BA FANTASTIC FIVE BEDROOM FAMILY HOME located in a very POPULAR part of Horsforth, on a PICTURESQUE/ATTRACTIVE STREET and AVAILABLE FROM 12TH DECEMBER 2023.

Enter on the ground floor and you have a large family hallway leading to a front light, bright reception room, ground floor WC, Dining Room, Kitchen and Conservatory.

To the first floor is a large master bedroom with dual aspect windows, a further 3 double bedrooms and a large single/office room. The family bathroom is neutrally decorated and has a 4 piece suite with over bath shower. There is a further shower room located next to the master bedroom.

Outside the property has a long driveway offering access to the attached large garage and wrapping around the property is a good sized, well maintained garden with privacy hedging.

The property is located on a quiet enclave near to Cragg Woods in Horsforth, and the house is positioned on a cul-de-sac with no through traffic.

Key facts:

- Offered Unfurnished
- Short and Long term let considered
- Pets considered (with pet rent)
- Available 12th December onwards
- Deposit £2307.69
- EPC: E
- Council Tax Band: F

Call to arrange your viewing.





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.

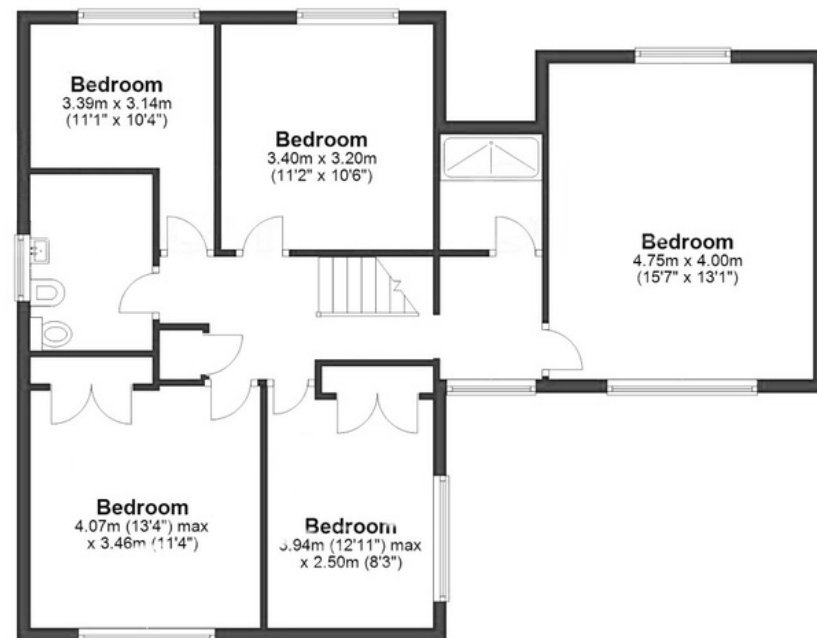
PROPERTY TYPE	DETACHED
BEDROOMS	5
RECEPTION ROOMS	3
BATHROOMS	2

AVAILABLE	12th December '23
FURNISHING	UNFURNISHED
COUNCIL TAX/EPC	BAND F / EPC E
VIEWING	Strictly By Appointment



Ground Floor

Approx. 98.2 sq. metres (1056.7 sq. feet)



First Floor

Approx. 81.8 sq. metres (880.5 sq. feet)

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