



Airedale Grove

Horsforth, LS18 5EF



Introduction

SPACE, CHARACTER, CHARM, STYLE... This house has it all in abundance. Not many homes feel truly "ready to move into" but as soon as you step through the door you are met with quality, style and an abundance of fantastic features. Located at the head of a picturesque quiet cul-de-sac and just 2 minutes from Hall Park, schools, transport connections and amenities are all within walking distance.

Built in the 1920's, Airedale Grove is a large and three bedroom spacious family home which has been lovingly cared for and considerably extended to offer character mixed with modern open-plan reception space.

On the ground floor is a light/bright living room with feature bay window and period cast iron fireplace. The kitchen/diner is well appointed with a large central, social island and breakfast seating, ample storage and lots of preparation space. The extended dining/living area features Velux windows and bi-folding doors to seamlessly blend indoors and outdoors (weather permitting!).

Practical life is also catered for by way of the side entrance, utility and downstairs WC.

Upstairs are 2 large double bedrooms offering lots of light and large windows. A larger than average single room bedroom with ample space for bed and storage and a well appointed family bathroom.

For those needing a home office, the vendor has installed a garden office complete with electrical supply and heating. A well appointed garden, large driveway and garage complete the "must have's" for most buyers .

This property is offered 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.

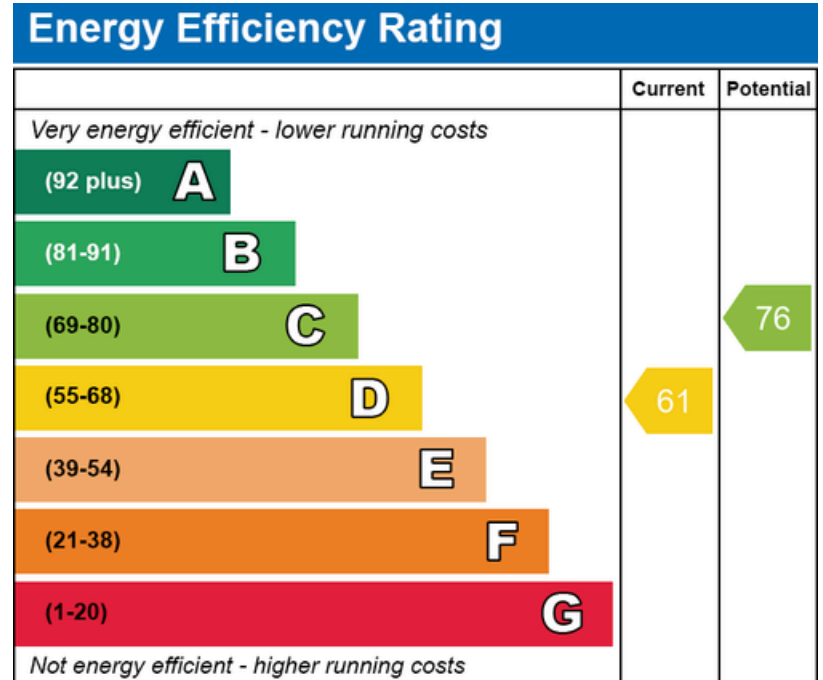


Key Features

- Approximately 1150 sq ft
- Original features and lots of character
- Large open-plan kitchen/diner extension
- Garden Room Office with heating and electrics
- Large Driveway and Garage
- Cul-de-sac location
- Prime Horsforth
- Well positioned for amenities, facilities and schools







AREA GUIDE

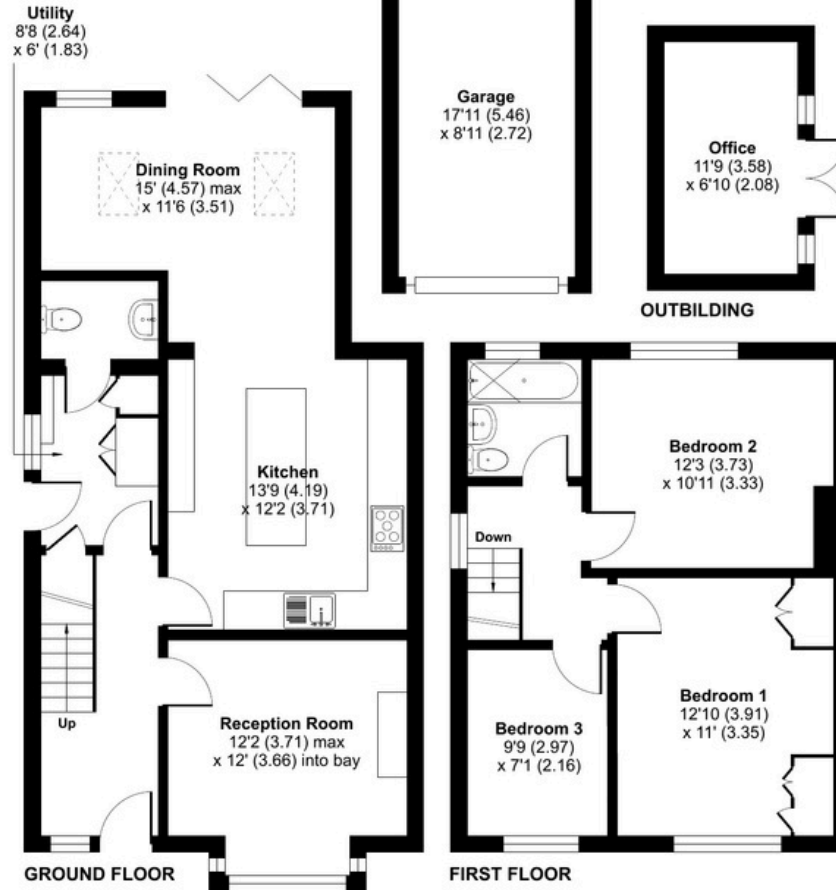
This is a prime and sought after location within the Horsforth community and within easy reach you will find excellent schools ranging from pre-schools to secondary and Trinity University. Within walking distance are both Town Street and New Road Side offering a plethora of eateries, bars and shops. Morrisons is easily accessed. 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 off the A65 and offers access to Leeds City Centre and out to Ikley. 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.

PROPERTY TYPE	Brick and Render 1920s Build
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	2

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment

Airedale Grove, Leeds, LS18

Approximate Area = 1115 sq ft / 103.6 sq m
Garage = 162 sq ft / 15 sq m
Outbuilding = 81 sq ft / 7.5 sq m
Total = 1358 sq ft / 126.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Domus Residential. REF: 1126534

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.