



L o m o n d

Scotland Lane, Horsforth, LS18



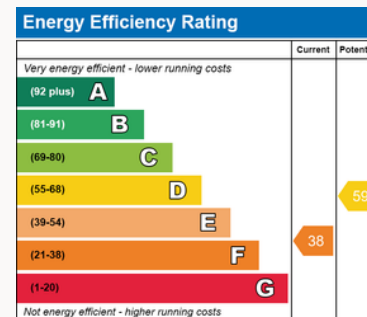
Introduction

Draw a line from Edinburgh to London and at the half-way point you find Scotland Lane. Built in the late 1800's, Lomond is a rare opportunity to make a home in a prestigious Victorian Semi-detached property full of character and charm. This home successfully combines a wealth of period features as well as modern high standard fixtures and fittings and stands in private established gardens of approximately half an acre.

PROPERTY TYPE	Stone Semi-detached
BEDROOMS	5
RECEPTION ROOMS	4
BATHROOMS	3

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Rating E with C potential



Key Features

- LARGE PERIOD VICTORIAN HOME
- PERIOD CHARACTER AND CHARM
- 5/6 BEDROOMS
- 3300SQ FT OF FLEXIBLE SPACE
- 0.48 ACRE (APPROX.)
- GARAGE WITH LOFT
- PRIVATE DRIVEWAY, ELECTRIC GATES







AREA GUIDE

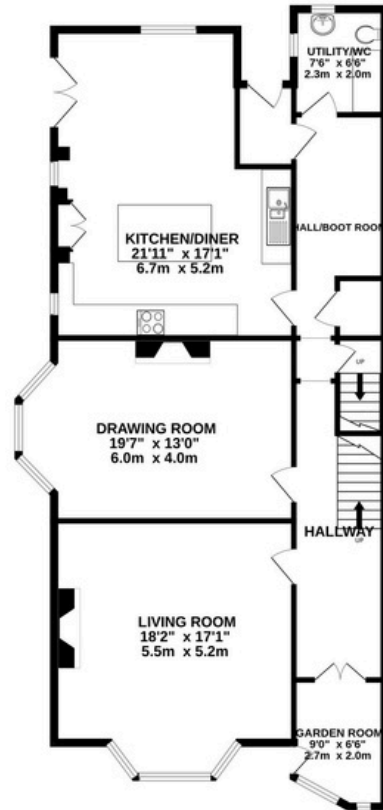
Lomond is conveniently placed in a popular location, walking distance from local amenities including coffee shops and health and beauty facilities, as well as being a short drive to the epicenter of Horsforth. Horsforth is well placed for access to the regions principal commercial centres including, Leeds, Harrogate and Ilkey and is well connected via train and major road networks. It is of course a short drive to Leeds/Bradford offering quick door to door access to lots of popular European destinations.

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|--|------------------------------------|--|
| ● Horsforth Train Station - 0.6 miles | ● Westbrook Primary - 0.2 miles | ● River Aire - 1.55 miles |
| ● Leeds Bradford Airport - 1.8 miles | ● St Margarets Primary - 0.6 miles | ● Cookridge Hall Leisure and Golf - 1.38 miles |
| ● Horsforth High School - 0.6 miles | ● Morrisons - 0.63 miles | ● Kirkstall Abbey - 2.39 miles |
| ● Leeds Trinity University - 0.2 miles | ● Hall Park - 0.75 miles | ● Otley Chevin - 3.58 miles |

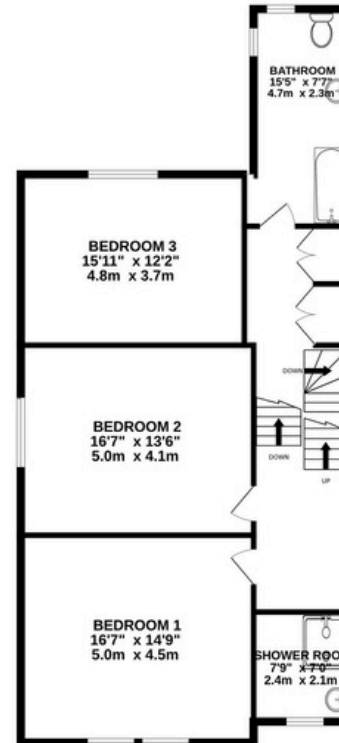
BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
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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.