



Outwood Walk

LS18, Horsforth

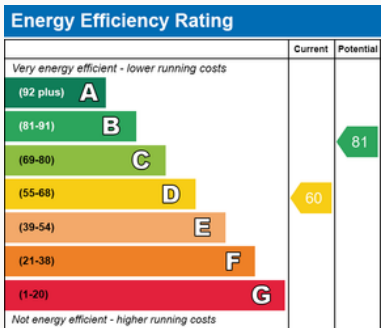
Introduction

The location is a real highlight. Within sought-after school catchment areas, you're also just around the corner from Hawksworth Wood, offering woodland walks along the beck and nature trail. The Leeds–Liverpool Canal is close by too, ideal for runners and cyclists. Horsforth's vibrant New Road Side is less than a mile away, with its array of cafés, restaurants and shops, while excellent links to Leeds Ring Road, the airport, and Horsforth and Kirkstall Forge train stations make commuting straightforward.

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|-----------------|----------------------|
| PROPERTY TYPE | Brick Built detached |
| BEDROOMS | 3 |
| RECEPTION ROOMS | 2 |
| BATHROOMS | 1 |

Property Information

| | |
|--------------------|-------------------------|
| TENURE | Freehold |
| SERVICES | Mains Services |
| TERMS OF SALE | Private Treaty |
| VIEWING | Strictly By Appointment |
| ENERGY PERFORMANCE | D with B potential |



Key Features

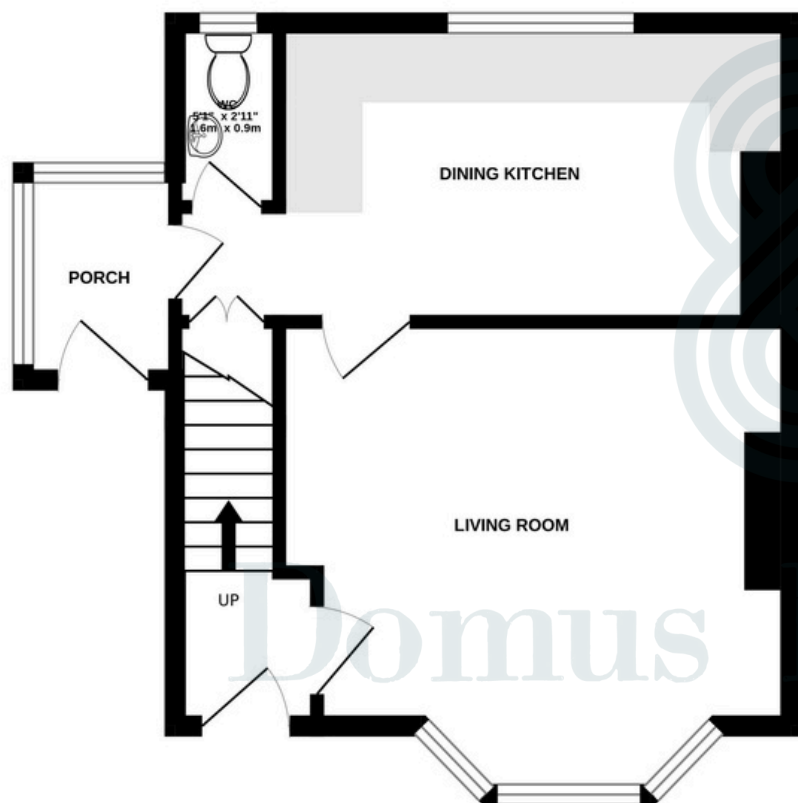
- Elevated cul-de-sac setting with woodlane and city views
- Woodland walks and canal paths close by
- Vibrant Horsforth cafés, bars and shops nearby
- Spacious bay-fronted lounge filled with natural light
- Open-plan kitchen-diner with panoramic views
- Landscaped two-tier garden with sun terrace
- Excellent transport links by road, rail and bus
- Kirkstall Forge train stations, minutes by foot
- EPC: D/Council Tax: C



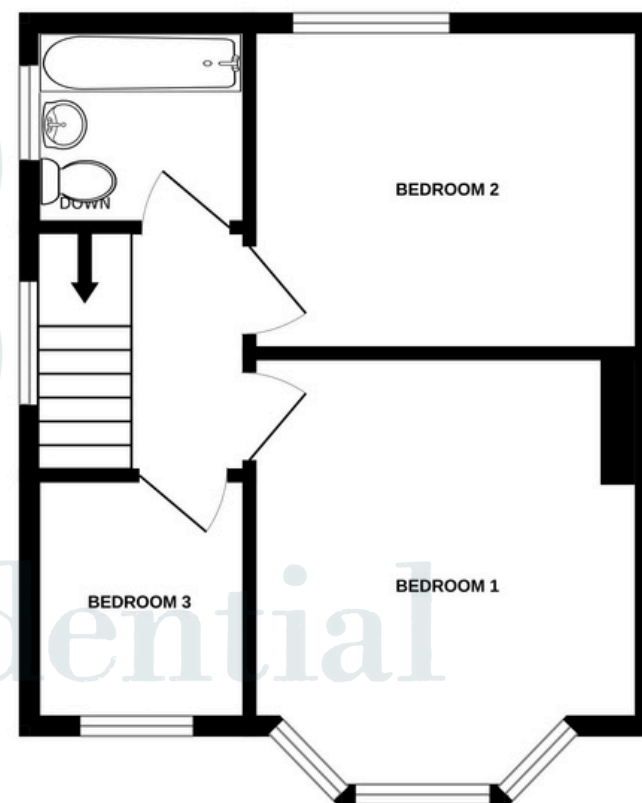




GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



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.