



**Southway, Horsforth Leeds LS18 5RN**

**welcome to**

**Southway, Horsforth Leeds**

**\*\*GUIDE PRICE £290,000 - £300,000\*\*** Rare to the market is this stunning, two double bedroom first floor apartment. Situated at the head of a cul-de-sac in a Prime Horsforth location! Benefiting from a DRIVEWAY & GARAGE! Recently Renovated to a High Standard throughout.



## Southway

A beautifully presented apartment located on Southway which is a most sought after area in Horsforth and sits in a quiet, private, head of cul de sac position yet is only minutes to both Horsforth and Rawdon's excellent amenities, highly regarded schooling and with great road, rail and airport links!

The apartment itself has been recently renovated to a high standard throughout and offers ready to move into accommodation which briefly comprises; Ground floor entrance with steps leading up, superb landing which could be utilised as an office/reading nook, spacious lounge which opens up to the dining area, modern fitted kitchen and useful utility space. There are two good sized double bedrooms and a modern shower room. The loft currently provides ample storage however could be converted if so desired to create extra living space (subject to planning) The apartment benefits from a driveway and garage providing ample off street parking and storage. There is also an attractive recently landscaped garden to the front.

Internal viewing is highly recommended to truly appreciate the accommodation on offer with this rare to market apartment.

## Ground Floor

Private composite entrance door to

## Entrance Hall

With useful fitted storage and staircase up to the apartment

## First Floor

## Landing

20' 9" x 11' 9" ( 6.32m x 3.58m )

A really welcoming, large landing with bright, neutral decor with attractive bespoke glazed and stainless steel staircase. Oak doors to all rooms, radiator and also access to the loft which provides ample storage. Picture window allowing ample natural lighting. This area would be great as a study area or reading nook.

## Lounge

16' 5" x 11' 5" ( 5.00m x 3.48m )

A spacious lounge with neutral decor, gas fire with feature surround, two radiators, ceiling spot lights and window to the front with a pleasant outlook. There is an archway which opens through to the dining area.

## Dining Area

8' 10" x 8' 10" ( 2.69m x 2.69m )

A useful versatile space which is currently used as a dining area with neutral decor, ceiling spot lights, radiator and window with lovely views over the garden.

## Kitchen

13' 3" x 8' 9" ( 4.04m x 2.67m )

A stunning recently fitted kitchen in a 'sage green' shaker fitted kitchen with quartz effect work surfaces over and matching splash backs, One and half bowl ceramic sink with mixer tap, Integrated dishwasher, electric oven, electric hob with canopy over, integrated fridge freezer. Ceiling spot lights, attractive vinyl flooring and large window to the rear providing a welcome leafy outlook.

## Utility Space

A great addition to the apartment with plumbing for a washing machine, useful tall larder and wall mounted boiler (fitted in 2021)

## Bedroom One

11' 6" x 11' 5" ( 3.51m x 3.48m )

A superb large double bedroom with a useful fitted cupboard/wardrobe, radiator, calming decor, ceiling spot lights and window to the front with an attractive outlook

## Bedroom Two

14' 5" x 9' 1" ( 4.39m x 2.77m )

A second good sized double bedroom with useful cupboard, radiator, ceiling spot lights and window to the rear

## Shower Room

8' 2" x 7' 1" ( 2.49m x 2.16m )

The modern and stylish shower room which comprises; large walk in shower cubicle with glass screen, WC, vanity basin, fully tiled with quality porcelain ceramics, heated towel rail and window

## Loft

The loft is currently boarded and used for storage however could be potential to extend to create further living space, as neighbouring apartments have done - subject to the necessary planning approvals.

## Outside

This apartment benefits from a generous gravelled driveway providing parking for a couple of cars, this also leads to a garage which has recently been re-roofed along with new windows installed. Providing ample storage.

There is a garden to the front which has recently been landscaped by the current owners and offers a lovely tranquil space to sit and relax with a flagged terrace and garden laid to lawn.

## Agents Note

The vendors have informed us that works carried out since 2021 include, a new roof, boiler, windows and doors. A re-modelled garden with parking. New kitchen and new bathroom.

## Leasehold

This apartment is leasehold with a term of 999 years from 1 March 2006 with 981 years remaining.

There is currently no service charge or ground rent payable.

You will own part of the freehold with this apartment and repair costs are split between all freeholders.

For more information and any costs involved please seek legal advice.



**view this property online** [williamhbrown.co.uk/Property/HFT106642](http://williamhbrown.co.uk/Property/HFT106642)



welcome to

## Southway, Horsforth Leeds

- \*\*GUIDE PRICE £290,000 - £300,000\*\*
- Two Double Bedroom Apartment
- Recently Renovated to a High Standard
- Private, Quiet Head of cul de sac Position
- New kitchen, bathroom, roof, windows, doors!

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£290,000 - £300,000**



Ground Floor



First Floor

Total Square Footage = 915 plus garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFT106642](http://williamhbrown.co.uk/Property/HFT106642)



Property Ref:  
HFT106642 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](http://williamhbrown.co.uk)