



The Old Hay Barn Dean Lane, Horsforth Leeds LS18 5HX

welcome to

The Old Hay Barn Dean Lane, Horsforth Leeds

WOW what a unique Barn conversion situated in a gated and very beautiful semi-rural location of Horsforth. Wrap around low maintenance gardens backing onto OPEN FIELDS. High specification throughout with high ceilings and ceiling beams. Two allocated parking spaces. Viewing is a must!



The Old Hay Barn

Internal viewing is a must to appreciate the accommodation on offer with this unique and stylish barn conversion which offers modern yet traditional accommodation throughout. Forming part of a select and private development of three barn style conversions, in a semi-rural setting backing onto open fields with far reaching views.

Finished to a high specification throughout with triple glazing, under floor heating throughout, alarm system and bespoke fitted blinds to all windows.

Accommodation is spacious throughout and briefly comprises; Entrance hall, guest cloakroom, utility room, large open plan kitchen, diner and living space with high ceilings and attractive beams. Both double bedrooms have access to a ensuite shower room.

To the outside there are wrap around low maintenance gardens with timber fence borders. The development and property are accessed via electric gates - and there are two allocated parking spaces in the barn.

Entrance Hall

Composite front door

Lounge

17' 5" x 13' 4" (5.31m x 4.06m)

A wonderful open space to this home with neutral decor, high open ceiling with attractive beams and trusses, solid oak flooring and French doors with large windows either side which open out into the garden and allows ample natural light into the room. A particular feature of this room is the attractive gas fired wood log effect burner with surround and lighting.

A further porthole style window adding a lovely feature.

Kitchen Diner

15' 4" x 17' 4" (4.67m x 5.28m)

A lovely stylish kitchen yet still keeping with the surroundings - the kitchen offers a range of wall and base units with complimentary work surfaces over and matching splash backs. A range of integrated appliances include; Double electric oven, induction hob, dishwasher and large fridge freezer. Blanco black composite sink with Quooker instant hot water tap. Solid oak flooring running throughout, open ceiling with beams, window and French doors to the side.

There is ample space for large dining table and chairs.

Utility Room

7' 6" x 5' 4" (2.29m x 1.63m)

A useful utility room with stylish wall and base units offering ample storage. Blanco black composite sink with mixer tap. Integrated washing machine. Oak flooring and oak door with access to the cloakroom

Cloakroom

A spacious guest cloakroom with wall mounted vanity wash basin, 'floating' wc, heated towel rail and window.

Bedroom One

12' 10" x 12' 8" (3.91m x 3.86m)

A spacious double bedroom with bright neutral decor, ceiling spot lights and window fitted with bespoke shutters

Ensuite

A modern three piece suite with step in shower cubicle with glass screen, 'floating' wc, vanity wash basin, heated towel rail and ceiling spot lights and extractor fan.

Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m)

A second really good sized double bedroom with bright decor, two windows to the rear with bespoke shutters.

Ensuite

A second ensuite with walk in shower cubicle, 'floating' wc, vanity wash basin, heated towel rail and extractor fan.

Outside

The property benefits from wrap around gardens backing onto open fields which makes it a lovely tranquil space. The gardens are low maintenance and enclosed with timber fencing with Indian stone flagged patio areas, gravel and astro turf lawn.

Accessed via electric gates and there is the benefits of two allocated parking bays within the barn.

Agents Note

This is a freehold property, however there is a charge for the intercom system which works via sim card and links to your mobile phone. The cost of upkeep of the driveway and electricity to the parking barn is split between this property and the other properties on a yearly basis. There is no management company in place. Interested parties should check with their legal advisors to ensure they understand and accept the charges/arrangements.



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welcome to

The Old Hay Barn Dean Lane, Horsforth Leeds

- Unique Barn Conversion
- Two Double Bedrooms with Ensuites
- Wrap Around Gardens Backing Onto Fields
- Open Plan Living Space with High Ceilings
- Great Horsforth Location

Tenure: Freehold EPC Rating: C

£425,000



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



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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



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



williamhbrown.co.uk