



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

welcome to

The Old Hay Barn Dean Lane, Horsforth Leeds

****GUIDE PRICE £400,000 - £425,000**** 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.



The Old Hay 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.



view this property online williamhbrown.co.uk/Property/HFT105659



welcome to

The Old Hay Barn Dean Lane, Horsforth Leeds

- ****GUIDE PRICE £400,000 - £425,000****
- Unique Barn Conversion
- Wrap Around Gardens Backing Onto Fields
- Open Plan Living Space with High Ceilings
- Great Horsforth Location

Tenure: Freehold EPC Rating: C

guide price

£400,000 - £425,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/HFT105659](https://www.williambrown.co.uk/Property/HFT105659)



Property Ref:
HFT105659 - 0004

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@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)