



**The Orchard Cross Road, Horsforth Leeds LS18 4RU**

**welcome to**

**The Orchard Cross Road, Horsforth Leeds**

Viewing is a must to appreciate this unique and commanding SIX bedroom family home located in the heart of Horsforth close to local amenities, good schools, transport links and Horsforth Hall Park close by. Accommodation is over THREE FLOORS, Generous DRIVEWAY & INTEGRAL GARAGE.



## **The Orchard, Cross Road**

A fantastic opportunity to acquire this impressive and commanding six bedroom detached family home, which is conveniently situated in Horsforth close to local amenities of both Town Street and New Road Side, good schools, good transport links and also a stones throw away from Horsforth Hall Park. Internal viewing is highly recommended to truly appreciate the size and scope this home has to offer with accommodation over three floors and briefly comprising; Entrance porch, generous hallway, downstairs cloakroom, attractive lounge, dining room, modern kitchen with snug area off, utility room and access to the integral garage all to the ground floor. To the first floor is the main principal bedroom with dressing room and generous ensuite, a second generous double bedroom with ensuite shower room, two further double bedrooms and the spacious house bathroom. The second floor is ideal for the teenagers of the family or use as guest accommodation with a spacious landing ideal as a snug/reading nook, two good sized double bedrooms both with ensuite shower rooms and ample eaves storage. Outside the property benefits from a large brick laid forecourt allowing ample off street parking, garage ideal for storage, electric gates provide a sense of security. To the rear is a private and enclosed garden which is mainly laid to lawn with attractive borders, a raised paved patio area is a lovely space to sit and relax.

### **Ground Floor**

#### **Entrance Porch**

An open covered porch with timber and glazed entrance door opening into the hallway

#### **Entrance Hallway**

A large bright and airy hallway with staircase to the first floor and useful storage cupboard.

#### **Cloakroom**

A useful downstairs cloakroom comprises; two piece suite with wc and wall mounted wash basin. Part tiled walls.

#### **Lounge**

12' 8" + recess x 21' 1" max ( 3.86m + recess x 6.43m max )

An elegant reception room with an attractive stone fireplace with an open basket housing a living flame coal effect gas fire. Traditional cupboards and shelving set into the alcoves and large bay window to the front allowing ample natural lighting as well as a lovely fitted window seat. Underfloor heating and ceiling spotlights.

#### **Dining Room**

19' 2" x 10' ( 5.84m x 3.05m )

A second reception room which is ideal as a formal dining room with attractive wooden flooring, patio doors lead out to the rear garden which provide a lovely outlook. Underfloor heating, internal double doors lead through to the lounge and there an open doorway leading through to the kitchen.

### **Kitchen**

13' 7" x 13' 10" ( 4.14m x 4.22m )

A modern and stylish kitchen with a range of wall and base units with attractive work surfaces over, double sink with mixer tap and metro style splash backs. Integrated double oven, microwave and gas hob with extractor over. Space for large fridge freezer, underfloor heating, flooring running through and window to the rear overlooking the garden.

#### **Snug**

9' 11" max x 17' 9" max ( 3.02m max x 5.41m max )

Open from the kitchen is this versatile space which is currently used as a snug area with attractive wood flooring, window to the front and ceiling spotlights.

#### **Utility Room**

8' 6" x 7' 4" ( 2.59m x 2.24m )

A great addition to any busy household with wall and base units, sink with mixer tap, plumbing for washing machine and space for tumble dryer, underfloor heating, stable style door leads out to the rear garden. Door allowing access to the integral garage

### **First Floor**

#### **Landing**

10' 2" x 5' 8" ( 3.10m x 1.73m )

A spacious landing with staircase to the second floor and useful linen cupboard, doors off to;

#### **Principal Bedroom**

16' 10" x 11' 11" ( 5.13m x 3.63m )

A generous principal bedroom with attractive decor, useful fitted furniture allows ample storage, radiator, window to the front and ceiling spotlights.

#### **Ensuite Shower Room**

10' x 5' 8" ( 3.05m x 1.73m )

A spacious ensuite which comprises; large shower cubicle with glass screen, was and vanity wash basin. Fully tiled, extractor fan and window to the rear.

#### **Dressing Room**

A lovely addition to the main bedroom with ample storage space

#### **Bedroom Two**

13' 11" x 9' 8" ( 4.24m x 2.95m )

A double bedroom with useful fitted wardrobes, radiator and window to the rear overlooking the garden, door to;

#### **Ensuite Shower Room**

A modern three piece suite which comprises; shower cubicle, vanity unit wash basin, wc, fully tiled with underfloor heating, chrome heated towel rail and velux window

#### **Bedroom Three**

9' 11" x 9' 9" ( 3.02m x 2.97m )

A double bedroom with radiator window to the front

### **Bedroom Four**

10' 7" x 10' 7" ( 3.23m x 3.23m )

Double bedroom with useful integrated storage, radiator and window to the rear.

#### **Home Office**

17' 7" x 7' 11" ( 5.36m x 2.41m )

A versatile room which is currently being used as a home office which is fitted out with a comprehensive range and quality oak office furniture. Fitted book shelves, radiator and velux window

#### **Main House Bathroom**

10' 8" x 10' 3" ( 3.25m x 3.12m )

The main house bathroom is extremely generous and fully tiled in white ceramics with mosaic style border, a step up to large bath with shower attachment is a great place to relax, low flush wc, 'His' & 'Her' basins set into a vanity unit providing ample storage, tiled flooring, ceiling spot lights, heated towel rail and window to the rear.

### **Second Floor**

#### **Landing**

A spacious bright and airy landing to the second floor with four velux windows allowing ample natural lights, access to under eaves storage. This space is ideal as a teenager den, for guests or as a peaceful reading nook.

#### **Bedroom Five**

14' 8" x 10' ( 4.47m x 3.05m )

A large double bedroom with fitted furniture, useful under eaves storage, radiator and velux windows

#### **Ensuite**

The ensuite comprises; Large shower cubicle, wc, vanity unit with wash basin, tiled walls, heated towel rail and access to useful eaves storage.

#### **Bedroom Six**

12' x 14' 10" ( 3.66m x 4.52m )

Another large double bedroom with useful fitted wardrobes and under eaves storage, radiator and two velux windows.

#### **Ensuite**

An impressive large ensuite with walk in shower cubicle, wc and vanity unit with wash basin, heated towel rail and eaves storage

#### **Outside**

Impressive electric gates and stone walling open up to a generous block paved driveway offering ample off street parking and also leads to the garage which provides ample storage.

The generous enclosed rear garden is a lovely space for those with families and who also love to entertain with a garden laid to lawn and raised paved patio area making a lovely space to sit and relax.

welcome to

## The Orchard Cross Road, Horsforth Leeds

- Commanding SIX Bedroom Home
- Large Block Paved Driveway & Garage
- Private Enclosed Rear Garden
- Accommodation Over Three Floors
- Modern Stylish Kitchen

Tenure: Freehold EPC Rating: C

**£775,000**



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