



Newlay Villas Newlay Lane, Horsforth Leeds LS18 4LE

welcome to

Newlay Villas Newlay Lane, Horsforth Leeds

Offered with no onward chain, this spacious & beautifully presented two double bedroom ground floor apartment occupies a prime position in a unique period building in Horsforth's sought-after Newlay area. Showcasing charming Victorian features. Nestled amidst lush communal grounds.



Newlay Villas

Discover a truly exceptional two double bedroom ground floor apartment in the heart of Horsforth's desirable Newlay neighbourhood, set within extensive communal gardens and surrounded by the natural beauty of the River Aire and Leeds-Liverpool canal. Offered with no onward chain, this spacious, move in ready home blends period charm with modern comfort, making it ideal for professionals, downsizers, or those seeking a peaceful retreat with excellent connectivity. Step inside to a welcoming entrance hallway that leads to a generous lounge, perfect for relaxation and entertaining. The fitted kitchen offers ample space for cooking and dining, while two double bedrooms provide tranquillity and versatility - one could easily serve as a home office or guest suite. Completing the interior is a well-appointed house bathroom. Full of character, the apartment boasts high ceilings, elegant picture rails, and original features that evoke a sense of history, all while being practical for everyday living. Additional benefits include allocated parking, access to a useful cellar for storage, and the convenience of being on the ground floor. Outside, the property shines with its location in a conservation area, just moments from the iconic Newlay Bridge (built in 1819) and the canal towpath, offering miles of scenic routes. Internal viewing is essential to appreciate everything this apartment offers- Don't miss your chance to own a slice of Horsforth's Charm.

Entrance Hallway

20' 6" x 6' 1" (6.25m x 1.85m)

A generous hallway featuring high ceilings with elegant corning, warm wooden flooring, and a central heating radiator.

Lounge

22' 7" max x 15' 10" max (6.88m max x 4.83m max)

A superb reception room boasting high ceilings with elegant corning and a classic picture rail. The space is enhanced by wooden flooring, a charming feature fireplace with surround, three radiators, and large front-facing windows that flood the room with natural light.

Kitchen

6' 9" x 10' 11" (2.06m x 3.33m)

The fitted kitchen features a range of wood-finish wall and base units with complementary work surfaces, incorporating a stainless steel sink with mixer tap and an induction hob with splashback and extractor above. Integrated appliances include an oven, dishwasher, and fridge freezer, with space provided for a washing machine. Additional features include a wall-mounted boiler, radiator, wooden flooring, electrically opened Velux and a front-facing window that brings in natural light.

Bedroom One

14' 11" max x 18' 1" max (4.55m max x 5.51m max)

A spacious double bedroom featuring high ceilings with elegant corning, a classic picture rail, and warm wooden flooring. The room also includes a fireplace with surround, radiator, and a large side-facing window that allows plenty of natural light. Versatile in layout, this space could easily serve as a second reception room or remain as a comfortable bedroom, depending on your needs

Bedroom Two

12' 11" x 10' 7" (3.94m x 3.23m)

A second good sized double bedroom with carpet, high ceilings, fitted rails in alcove ideal for clothes, radiator and single glazed window to the rear.

Bathroom

9' 11" x 5' 3" (3.02m x 1.60m)

The part tiled bathroom comprises; bath with shower over and screen, wall mounted wash basin, low flush wc, radiator, ceiling spot lights and window.

Outside

The property is set within extensive communal grounds, surrounded by mature shrubs and woodland, creating a peaceful and green environment. The gardens offer ample space to relax and enjoy nature with ample mature shrubbery and flowers.

Parking is also available for residents.

There are wonderful walks close by including along the canal.

Cellar

There is access to a cellar ideal for storage

Location

Horsforth itself is a vibrant suburb with outstanding schools, a thriving food scene including trendy bars and restaurants, and essential amenities like supermarkets and gyms. Excellent transport links abound; Horsforth train station provides access into Leeds city centre, Harrogate, and York, while regular buses and proximity to the A65 and Leeds Bradford Airport ensure effortless commuting. Nearby parks, such as Horsforth Hall Park, add to the appeal for outdoor enthusiasts.

Leasehold Information

Tenure: Leasehold — 999 years from 1st July 1982 (approximately 956 years remaining).

Service Charge: Currently £1,250 per annum.

Ground Rent: Peppercorn.

Please note: These details should be verified by your legal representative.



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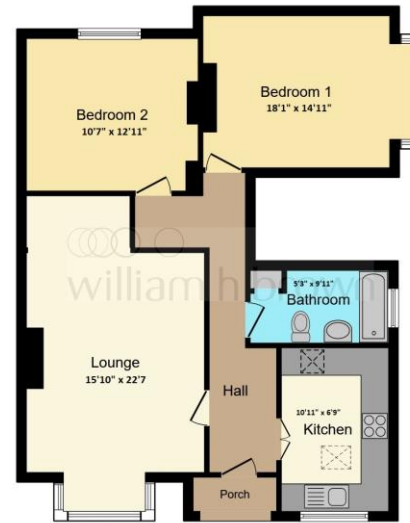
- Unique Ground Floor Apartment in Historic Conversion
- Two Spacious Double Bedrooms
- High Ceilings, Picture Rails & Large Windows
- Extensive Communal Gardens & Allocated Parking
- Offered with NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1250.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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. 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 must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT107147 - 0005

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