



MILL BECK CROFT RING ROAD

AdairPaxton  
Property Specialists



# Mill Beck Croft Ring Road, Horsforth, Leeds, LS18 4EL

\*\*\*CONVENIENT LOCATION, 1 ACRE OF LAND, 6 STABLES PLUS OUTBUILDINGS\*\*\* Situated in a prominent position on the North Leeds Ring Road, this FIVE BEDROOM detached residence is situated close to transport links and is ideally located for all of the amenities available in Horsforth. The property would suit a buyer looking for a generous plot and the outbuildings offer potential for versatile use. Externally the property sits on a plot of approximately 1 acre. The driveway provides ample off street parking for a number of vehicles. A detached garage provides parking for at least 4 vehicles and in addition there are other outbuildings and 6 stables. Internally the property boasts generous proportions throughout, including a large reception hall, sitting room, open plan kitchen/family room with a dining area, study, and bathroom to the ground floor. To the first floor there are five good sized bedrooms and a second house bathroom. Internally, the property would benefit from some updating, but offers plenty of scope for creativity. Internal viewing is highly recommended to appreciate this size and scope of the property.

- Five Bedroom Detached
- 1 Acre plot
- 6 Stables Plus Outbuildings
- Generous Proportions
- Prominent Position
- Viewing Advised
- Scope for Refurbishment





## GROUND FLOOR

### RECEPTION HALL

22'9" x 11'11" (6.93m x 3.63m)

A grand reception hall, currently used as a dining area. Double doors open to the front to the spacious hall. Gas central heating radiator. Stairs to first floor. Doors to ground floor reception rooms.

### SITTING ROOM

22'9" x 14'11" (6.93m x 4.55m)

A spacious reception room with double doors opening out to the front and a window to the side. Wooden beams to the ceiling. Electric fire with stone surround. Gas central heating radiator.

### KITCHEN/FAMILY ROOM

33'7" x 14'10" (10.24m x 4.52m)

The hub of the house. This room offers versatile space and boasts a fitted kitchen with a range of wall, base and drawer units with work surfaces over. 1 1/2 bowl sink and drainer with mixer tap. Tiling to splashbacks. Integrated electric oven with gas hob and extractor hood over. Integrated washing machine and dishwasher. Useful pantry style storage cupboard. The kitchen is open plan to a dining and sitting area. The sitting area boasts a large stone fire surround and window to the front elevation. Gas central heating radiator. Door to rear porch and hallway.

### REAR PORCH

8'0" x 8'7" (2.44m x 2.62m)

A spacious porch with ample room for seating. Doors to either side and windows to rear.





### STUDY

10'7" x 12'0" (3.23m x 3.66m)

Currently used as a study, this could be utilised as a downstairs bedroom or guest room if necessary. Window to rear. Gas central heating radiator.

### BATHROOM

14'11" x 10'7" (4.55m x 3.23m)

A generous bathroom, fitted with a coloured suite comprising bath, walk in shower cubicle, WC, bidet and wash hand basin. Window to rear. Gas central heating radiator.

### FIRST FLOOR

#### LANDING

Access to loft space. Doors to all first floor rooms.

#### BEDROOM 1

16'5" x 14'10" (5.00m x 4.52m)

A generous master bedroom with windows to both the front and side providing a double aspect. Gas central heating radiator.

#### BEDROOM 2

14'2" x 14'11" (4.32m x 4.55m)

A spacious double bedroom with windows to both the rear and side providing a double aspect. Gas central heating radiator.

#### BEDROOM 3

15'5" x 14'11" (4.71m x 4.54m)

A spacious double bedroom with windows to both the rear and side providing a double aspect. Airing cupboard. Gas central heating radiator.

#### BEDROOM 4

15'1" x 14'11" (4.60m x 4.54m)

A spacious double bedroom with windows to both the front and side providing a double aspect. Gas central heating radiator.





### BEDROOM 5

13'4" x 8'4" (4.07m x 2.54m)

Another great sized room with window to the front and internal frosted window to the landing. Gas central heating radiator.

### BATHROOM

A generous bathroom, fitted with a coloured suite comprising bath, WC, and wash hand basin. Window to rear. Gas central heating radiator.

### OUTSIDE THE PROPERTY

Set on an excellent plot, just in excess of 1 acre, there are gardens to all four sides of this property. There are lawned gardens to both the front and side and a raised patio area. A driveway provides access to the rear of the property and there is ample off street parking for a number of vehicles. The detached garage can accommodate four vehicles and has previously been used as a facility to repair vehicles. Other outbuildings include a useful storage room with WC, wash hand basin and lighting, 6 stables, a tack room and an exposed barn. All of this leads to the enclosed paddock.

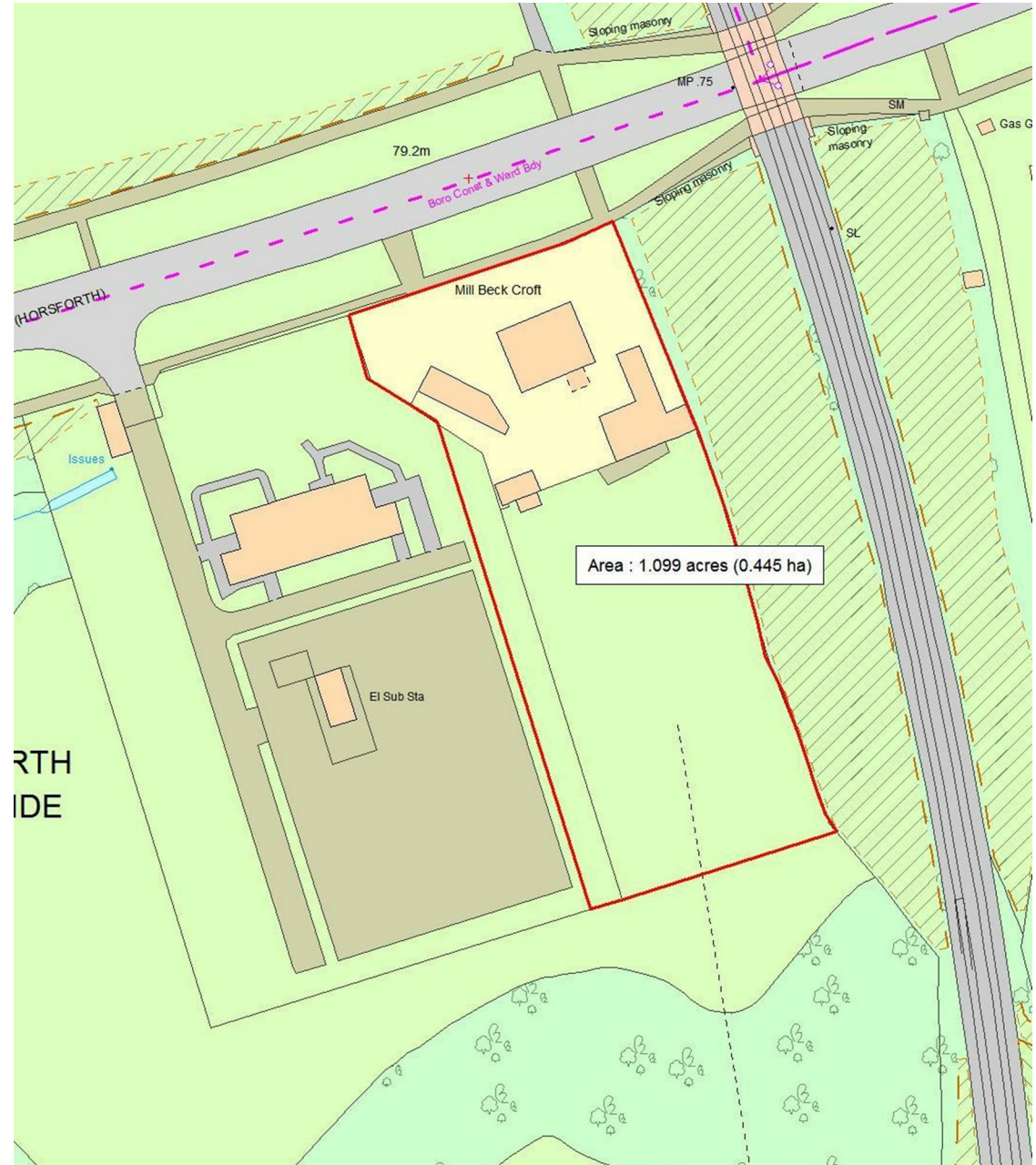
### AGENTS NOTE

This property is set in an excellent and prominent position on the North Leeds Ring Road. The land and outbuildings make it ideally for someone wanting to use part of the land/property for a business (subject to planning and consent for change of use). The stables make it an ideal equestrian facility.

This has been a much loved home for over 30 years and although well maintained throughout, it would now benefit from some updating. Viewing is a must to recognise the potential.





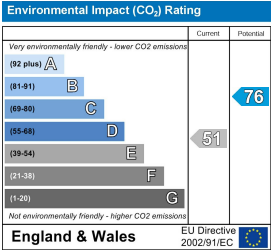
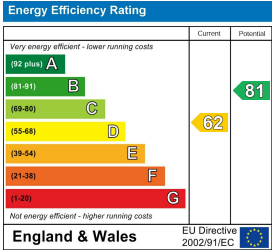




FLOOR PLANS



ENERGY  
PERFORMANCE



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