

HARDISTY PRESTIGE

Park Gate Close

Horsforth

- A rare & exciting opportunity!
- Large 4 bed., detached home.
- Sits on a great size plot.
- Future scope to extend. EPC - E
- Early viewing a must!

EPC Rating E

hardistyandco.com

0113 239 0012

Park Gate Close

Horsforth

Superb location! Rare opportunity & with NO UPWARD CHAIN! With Park views & such a central location, minutes from Horsforth Town Street's excellent amenities, highly regarded schools, the train station and of course, Hall Park, this substantial detached home offers sizable & well presented accommodation & as such, is extremely rare to the market! Sure to appeal to a wide range of buyers, set on a good sized plot with generous gardens & parking this home will be highly sought after, so do not miss out! There is a dining room, lounge and dining kitchen along with four well proportioned bedrooms and house bathroom. Exciting future potential to extend subject to the necessary permissions too! EPC - E



INTRODUCTION

Such a rare opportunity in a superb location and with no upward chain!! We are delighted to offer onto the market this substantial, well presented four bedroom, detached family home which sits on a great size plot with gardens to three sides, a generous brick block parking forecourt and super size garage. Horsforth Town Street's excellent amenities, highly regarded schooling, the train station and of course, Hall Park are minutes away and there are great bus/road links. With Park views and great future potential to extend if needed, this property must be viewed at your earliest convenience as it will not be around for long! Comprises, entrance hall, useful two piece guest WC, large lounge with Park views, versatile second reception/dining room, family dining kitchen with access out to the garden, the four generous bedrooms, Master with fitted furniture to one wall and an impressive, large, luxurious family bathroom, with fabulous walk in shower, feature bath tub, floating hand basin and WC. The good size garage has and up and over door and useful utility facilities. There is so much on offer here, in such a prime Horsforth location and with great future scope too!

SPECIAL NOTICE

The photographs portrayed within the marketing literature for this property were taken at a time when the house was differently furnished.

LOCATION

This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc also on hand. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

HOW TO FIND THE PROPERTY
SAT NAV POST CODE LS18 5SS.

ACCOMMODATION

TO THE GROUND FLOOR
Timber entrance door into...

ENTRANCE HALL

Spacious and boasting a lovely modern presentation. Doors to...

GUEST CLOAKS/W.C.

4'0" x 6'0"

Very smart. Fitted with a WC and pedestal wash hand basin. Partially tiled, with wall covering above the W.C and paint finish to the remainder. Modern floor covering. Ladder style heated towel rail.

LOUNGE

12'0" x 18'0"

A beautiful room with dual aspect windows flooding the room with natural light. Neutral paint finish, with stylish wallpaper to one wall, ceiling coving. Ample space for a large comfy sofa etc. Feature limestone fireplace, with marble back and hearth & inset electric fire. Wall light points. Television aerial point. Arch into the dining room.

DINING ROOM

10'0" x 12'0"

Well proportioned and enjoying a beautiful outlook over the park. Add a good sized dining table and chairs and invite your friends round! Quality floor covering. This room flows nicely into the dining kitchen.

DINING KITCHEN

14'0" x 10'2"

This room has dual access, via multi-paned doors from both the dining room and hallway. With a super, contemporary presentation, fitted with handle-less, sleek high gloss finish cabinetry and drawers, providing excellent storage space. The granite work-surfaces over add a real touch of luxury. Inset one and a half bowl



sink, with side drainer and modern swan neck mixer tap. Integrated 'Neff' oven, combi-microwave and warming oven. Five point gas hob with extractor over and granite splash-back. Integrated wine chiller, fridge/freezer, dishwasher and feature mood lighting. The window provides a very pleasant outlook. Modern floor covering. Stable style door into the garden. Striking decor to one wall. Point for wall mounted television.

PRINCIPAL BEDROOM 13'0" x 11'0"

A spacious double bedroom with feature decor to one wall. Fitted wardrobes provide excellent hanging and storage space, with built-in overhead cupboards and bedside cabinets.

BEDROOM TWO 14'0" x 11'0"

A lovely double room with modern, attractive decor theme. Dual spect windows flood the room with natural light.

BEDROOM THREE 12'0" x 7'0"

A smaller double or large single, with fitted wardrobes providing excellent hanging and storage space. Th window provides a pleasant outlook.

BEDROOM FOUR 7'0" x 12'0"

A good sized room which will take a double bed. Fitted wardrobes. The window provides a pleasant garden outlook.

LUXURY HOUSE BATHROOM 15'8" x 6'0"

A stunning bathroom with an opulent finish. Fitted with a contemporary suite comprising vanity unit with inset wash hand basin, mixer tap, storage below and a W.C. Free standing bath with chrome legs and centrally located mixer tap and a large, curved shower enclosure with thermostatic control. Feature wall covering. Chrome heated towel rail. Dual aspect windows. Inset ceiling spotlights.

OUTSIDE

The property sits on a superb size plot with gardens to three sides and extensive brick block parking forecourt. The front garden has generous lawn and attractive borders and the rear and side gardens and enclosed and safe, perfect for families with children and pets. There is an elevated deck to the rear accessed from the dining kitchen. There is excellent future scope for the plot of needed.

ADDITIONAL SERVICES - Disclosure Of Financial Inte
Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services,

including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at <https://hardistyandco.com/financial-interests/>

BROCHURE DETAILS

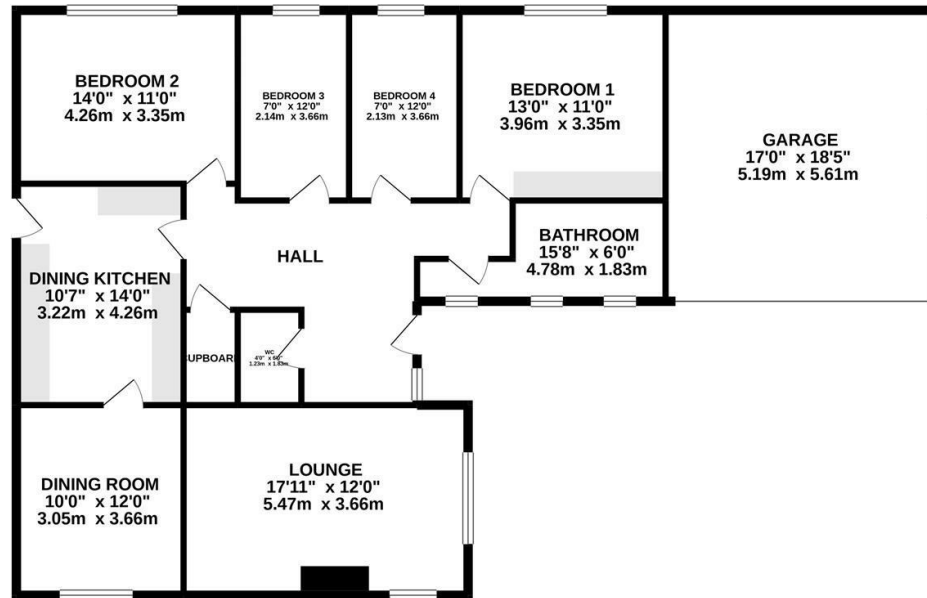
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today option 3.



Leeds
Horsforth




TOTAL FLOOR AREA : 1567 sq.ft. (145.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F		45	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
			

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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