

# HARDISTY PRESTIGE



## Southway

Horsforth



£750,000  
Offers In The Region Of

[hardistyandco.com](http://hardistyandco.com)

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# Southway

Horsforth

A CHARMING & SUBSTANTIAL DETACHED RESIDENCE on HIGHLY DESIRABLY SOUTHWAY - With beautiful, private rear garden and a large gated parking forecourt at the front - A SUPERBLY PROPORTIONED FAMILY HOME, BEAUTIFULLY APPOINTED, SMART & STYLISH - Hall, lounge, QUALITY FITTED KITCHEN, dining room, 21ft Family room, guest cloaks/W.C. INTEGRAL GARAGE - First Floor: Principle bedroom/en-suite, three further double bedrooms, luxury bathroom - EXCELLENT SCHOOLS, LOCAL AMENITIES & TRANSPORT/COMMUTER LINKS. EPC...E



## INTRODUCTION

Properties that become for sale upon Southway are in much demand and this delightful example is sure to be just that. Occupying a wonderful plot on this renowned and exclusive estate, with electric gated parking forecourt and superb, private & enclosed rear garden. The house is detached and sits proudly, it offers substantial living accommodation which is well balanced over two levels, with superb reception space, quality fitted kitchen, guest cloaks and large integral garage, well balanced to four double bedrooms, en-suite to the principle bedroom, plus a further luxurious bathroom upon the first floor. Internal presentation is just lovely, stylish and smart throughout, with multi-fuel stoves in two of the reception rooms, lots of natural light and such a great feeling of space. The local schools are of high repute, there is a local park, excellent and vibrant amenities plus commuter links by road, train and air all within a short distance. Early internal viewing is highly recommended.

## 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 5RN.

## ACCOMMODATION

### TO THE GROUND FLOOR

Timber and glazed entrance door leading into...

### ENTRANCE HALL

With modern colour scheme, ceiling cornice and picture rail. Painted spindle and balustrade staircase leading up to the first floor, with ornate window to the side elevation. Door into...

### LOUNGE

18'4" x 12'0"

A super stylish room with a very smart finish. Feature wallpaper to one wall, paint finish to the remainder, ceiling coving and wall light points. Modern limestone fireplace with inset stove, perfect for those cosy nights in. Lots of space for lounge furniture. Four windows allowing in plenty of light.

### KITCHEN

10'0" x 10'0"

A stylish & practical kitchen fitted with a quality range of cream shaker style cabinetry and drawers with luxurious granite work surfaces and up-stands. Inset one and a half bowl sink with side drainer and mono mixer tap. Integrated dishwasher and point/recess for a cooking range, with stylish integrated extractor over in contrasting colour. Integrated microwave, dishwasher and wine rack. Stable half glazed door leading outside. Two windows.

### DINING ROOM

12'0" x 11'0"

A spacious, well proportioned reception room to be used to suit your own personal requirements, ideal as a dining room for family meals or entertaining. Recess housing a feature multi-fuel stove which is set atop a stone hearth, with timber lintel over. Scope to

knock through into the kitchen if desired, to create one large open-plan dining kitchen, subject to any necessary permissions. Sliding, multi-paned doors into the spacious family room.

### FAMILY ROOM

21'0" x 13'0"

This room is superb, flooded with natural light and looking directly out into the beautiful private rear garden. Ample space for family relaxing days and so well suited to entertaining. French doors with glazed side lights open out into the garden, a perfect arrangement. Smart decor and finish.

### SIDE HALL

With velux window and door into...

### GUEST CLOAKS/W.C.

5'3" x 6'0"

Such a bonus in any household. This smart & stylish WC has a two piece suite comprising pedestal wash hand basin with twin taps and a low flush W.C. Splash-back tiles and paint finish to the remainder. Modern floor covering. Window aiding natural light and ventilation.

### INTEGRAL GARAGE

16'4" x 11'5" (max)

A very useful space with utility area providing a sink with taps, plumbed for a washing machine and space for a fridge. Great storage space and housing the boiler system.

### TO THE FIRST FLOOR

Staircase from the ground floor hallway leading up to...

### LANDING

Spacious and bright with smart two-tone decor theme, dado rail and ceiling cornice. Access hatch which provides access into the loft, which is partially boarded for light storage. Door into...

### PRINCIPLE SUITE

Spacious and with a smart presentation. Briefly comprising...



**BEDROOM**  
11'0" x 19'0"

A lovely, spacious room with two-tone stylish decor theme. 'Juliette' balcony with large window overlooking the private rear garden. Door into...

**EN-SUITE**  
8'0" x 4'0"

Beautifully presented, this contemporary suite comprises a good sized shower cubicle, W.C and pedestal wash hand basin. Ladder style central heating radiator/towel rail, modern floor covering. Partially tiled in complementary ceramics with paint finish to the remainder. Window.

**BATHROOM**  
6'8" x 7'0"

A well designed en-suite with a stunning finish. Briefly comprising bath with shower over and a glazed screen, traditional style pedestal wash hand basin and a low flush W.C. Contemporary splash-back tiling to the walls with feature contrast tiles. Smart wood effect floor covering. uPVC double glazed window aiding natural light and ventilation.

**BEDROOM TWO**  
11'0" x 14'0"

A very spacious double bedroom located at the rear of the house, overlooking the beautiful garden. Feature wallpaper.

**BEDROOM THREE**  
11'0" x 10'0"

Another spacious double bedroom with a peaceful feel and a garden outlook.

**BEDROOM FOUR**  
10'7" x 7'0"

A spacious fourth bedroom with two-tone decor theme.

**OUTSIDE**

The property occupies a wonderful plot with beautiful mature and private garden. To the front, electric sliding gates permit access onto a large paved parking forecourt with secure ample off-street parking space. The rear garden is truly delightful! Enclosed by mature hedgerow and enjoying great privacy and security. The extensive level lawns are ideal for child's play. There are two paved seating/dining areas, perfect for alfresco dining or enjoying entertaining. A wide variety of plants, shrubs and flowers have been planted over the years and this garden is sure to be loved by all members of the family.

**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/>

**PLANNING & BUILDING REGS.**

We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

**MORTGAGE SERVICES**

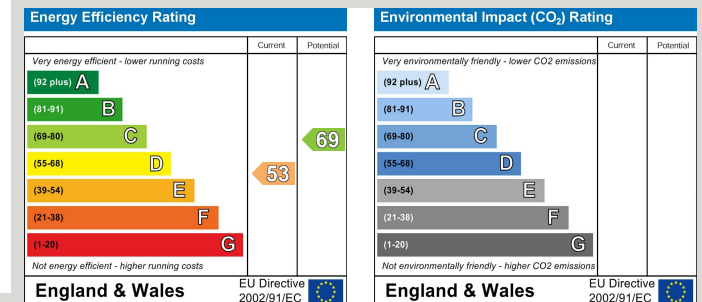
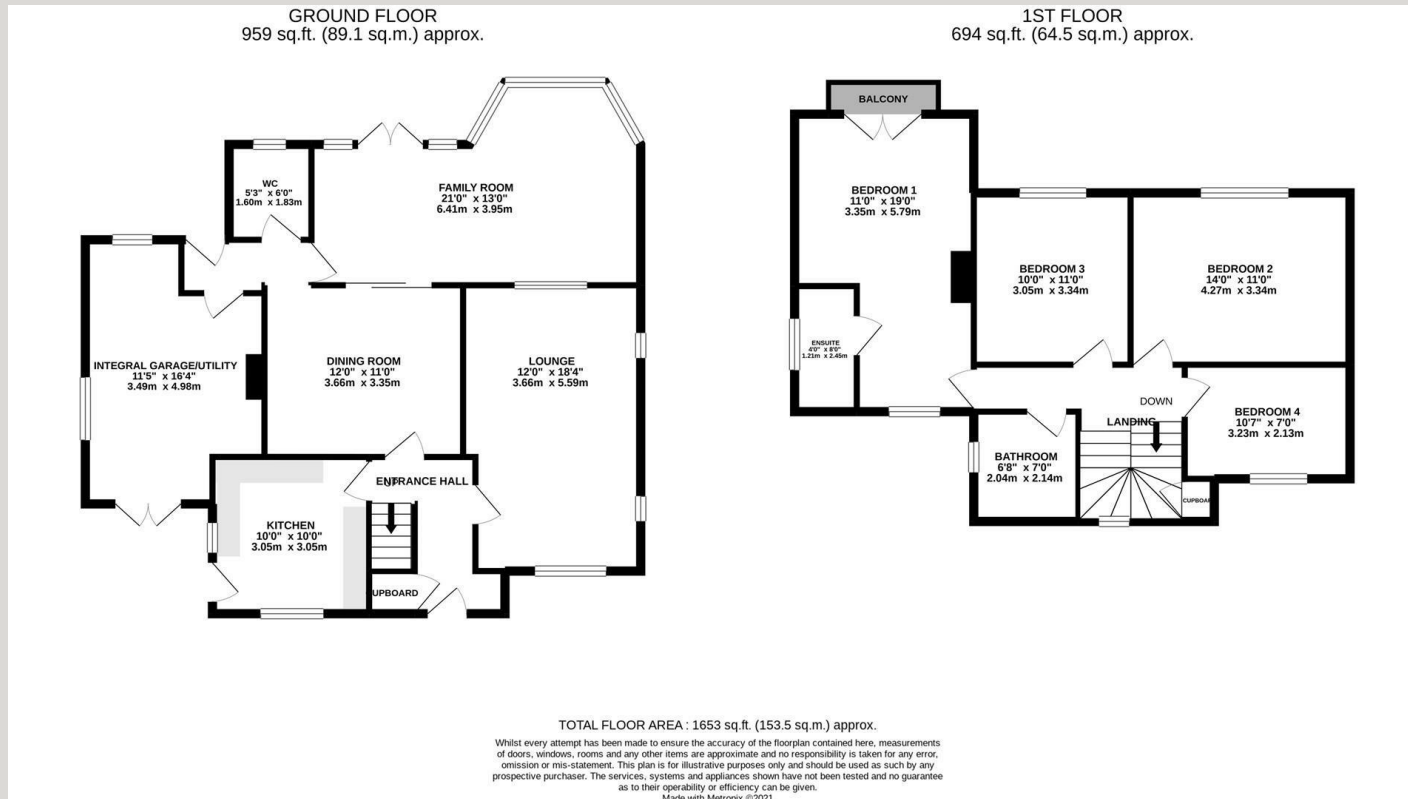
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

**BROCHURE DETAILS**

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



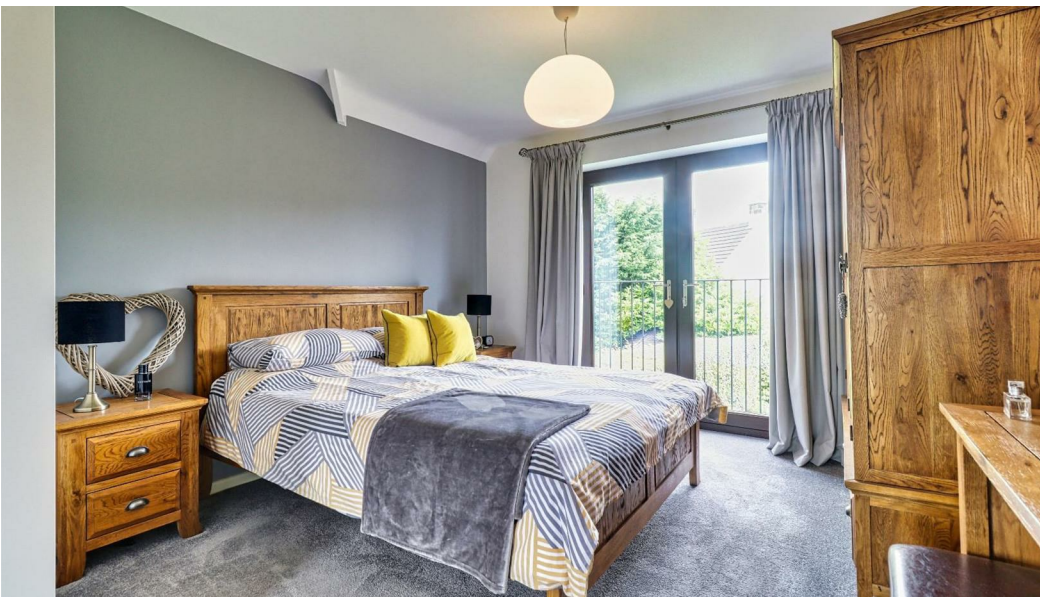
# Leeds Horsforth



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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