

Estate &
Letting Agents

dwell

Thwaite Court, Cornmill View
Horsforth, Leeds
LS18 5NG
£155,000



0113 246 4860

5/6 St Chad's Parade, Otley Road,
Far Headingley, Leeds. LS16 5JH

info@dwell-leeds.com
www.dwell-leeds.com

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Property Details

- Beautifully Presented Two Bedroom Ground Floor Apartment
- Two Bathrooms
- Allocated Parking Space plus Additional Visitors Parking
- Private Patio Overlooking the Stream
- Popular Horsforth Development
- Well Maintained Grounds
- Spacious and Light Rooms
- Affordable Service/Maintenance Fees
- Electric Heating System

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Property Description

This beautifully presented, light and spacious 2-bedroom GROUND FLOOR flat with ALLOCATED PARKING SPACE, situated in a highly sought after development in Horsforth, is offered to the market with NO ONWARD CHAIN. Having recently undergone refurbishment, the flat is move in ready, benefitting from spacious rooms and an abundance of natural light throughout, with patio doors leading out to a sheltered patio overlooking a peaceful stream and nearby woodland.

INTERIOR

A communal entrance leads to the property's front door on the ground floor, opening on a private entrance porch with intercom entry system, leading through to a spacious inner hallway. From here can be accessed TWO DOUBLE BEDROOMS - Bedroom 1 with a fitted wardrobe and surprisingly spacious, modern ENSUITE SHOWER ROOM benefitting from a frosted glass window allowing for natural light, a shower cubicle, WC and wash hand basin. Both bedrooms are fully carpeted, flooded with natural light and overlook the front of the property.

The spacious and modern BATHROOM situated at the end of the entrance hallway, comprises a fitted bath with shower attachment, pedestal wash hand basin, WC and wall mounted radiator.

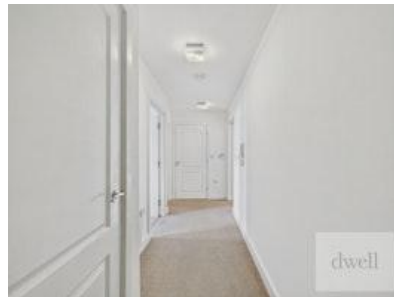
Also accessed from the central hallway is a fantastic OPEN PLAN LIVING/KITCHEN. The room has been zoned to include clear living/dining space to one side and a well-appointed KITCHEN to the other, featuring modern wall and base units incorporating an electric oven with electric hob and overhead extractor, stainless steel sink drainer, integrated washing machine and fridge/freezer. From the living area, patio doors open directly onto an outside, sheltered patio area overlooking the stream and nearby woodland.

EXTERIOR

One of this property's main selling points is its charming and very peaceful PATIO overlooking the nearby stream and woodland offering the perfect place to sit and take in nearby wildlife with the option of an outside dining table and chairs.

The property benefits from an ALLOCATED PARKING SPACE plus additional visitors parking is available (parking permits for both are included).

Gallery



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Additional Info

Electric Heating System

Double Glazing Throughout

Tenure: Leasehold. 101 years remaining on the lease

Annual Ground Rent: £192

Annual Service Charge: £1470

EPC: D

Council Tax: Band B

Parking: Allocated parking space, plus visitors parking (parking permits for both are included).

Area Description

Horsforth is a popular leafy suburb around 5–6 miles northwest of Leeds city centre, known for its village feel, strong community vibe and excellent commuter links. The area has busy local hubs like Town Street, New Road Side and Station Road, packed with cafés, pubs, independent shops and everyday amenities, plus plenty of green space including Horsforth Hall Park and nearby canal and countryside walks, giving it a good balance of urban convenience and outdoor lifestyle. Transport is a major draw: trains from Horsforth station reach Leeds in roughly 12–15 minutes, there are frequent bus routes, and easy road access via the A65 and Leeds Ring Road, also handy for Leeds Bradford Airport.

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Floor Plan - Total floor area 60.6 m²

Floor Plan



Approximate total area⁽¹⁾
60.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Performance Rating

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