



Newlay Wood Rise, Horsforth Leeds LS18 4LY

welcome to

Newlay Wood Rise, Horsforth Leeds

Viewing is highly recommended to appreciate this spacious 2 double bedroom apartment, set within a delightful Horsforth development close to local amenities, excellent transport links and canal walks. The property benefits from a garage en-bloc with parking & useful loft space. Offered with NO CHAIN



Newlay Wood Rise

Offered with no onward chain, this superb two-double-bedroom first-floor apartment is ready to move into and is located within an executive development close to New Road Side in Horsforth, offering excellent access to transport links and a wide range of local amenities.

The apartment has been well maintained by the current owner and briefly comprises: a ground-floor entrance with stairs leading to the first floor, a spacious and bright living room, a modern kitchen/diner, two double bedrooms, and a good-sized bathroom. Further benefits include an insulated loft space, ideal for additional storage.

Externally, the property benefits from a garage en-bloc with an allocated parking space. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Ground Floor Entrance

Door to the front and stairs leading up to the first floor

Living Room

A generously sized living room featuring bright, neutral decor, laminate flooring, a radiator, and two windows that allow plenty of natural light.

Kitchen / Diner

A generously sized kitchen offering recently fitted range of wall and base units with complementary work surfaces, incorporating a stainless steel sink and gas hob. The kitchen further benefits from a fitted oven and dishwasher, with space for a fridge freezer and plumbing for a washing machine. A cupboard houses the boiler, with tiled splashbacks, Karndean flooring, and a window providing natural light. There is ample space for a dining table and chairs.

Bedroom One

A spacious double bedroom with radiator and window

Bedroom Two

A second double bedroom with radiator and window

Bathroom

The bathroom comprises; bath with shower over and screen, vanity unit housing low flush wc and circular wash basin along with storage cupboard. Chrome heated towel rail and window.

Inner Hallway

Useful storage cupboard and access to an insulated loft which is ideal for further storage

Outside

The apartment benefits from a good sized en-bloc garage, located in a block to the left of the building, with plenty of useful storage space in the eaves and allocated parking in front.

Leasehold Information

This property is leasehold with the following term; 164 years from Sept 2016
current annual service charge - £1,040
No ground rent payable

Agents Note

- New upvc windows
- New composite front door
- New boiler
- Full fibre broadband



view this property online williamhbrown.co.uk/Property/HFT107571



welcome to

Newlay Wood Rise, Horsforth Leeds

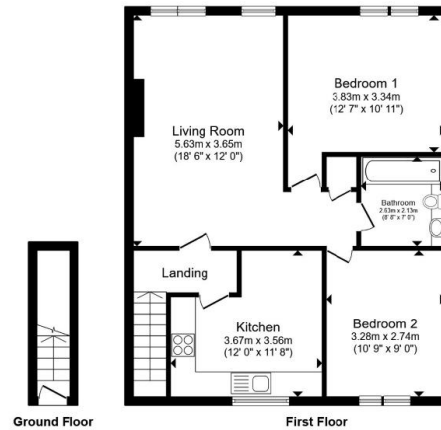
- Offered with NO CHAIN
- Two Double Bedrooms
- Garage En-bloc & Parking
- Access to Insulated Loft
- Great Horsforth Location

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: D Service Charge: 1040.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Total floor area 73.3 m² (789 sq.ft.) approx
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. No 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. A party must rely upon its own inspection(s). Powered by www.propertyfox.co

william
h brown

£215,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFT107571](https://www.williamhbrown.co.uk/Property/HFT107571)



Property Ref:
HFT107571 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william
h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)