



**Newlathes Grange Newlathes Road, Horsforth Leeds LS18 4LG**

**welcome to**

**Newlathes Grange Newlathes Road, Horsforth Leeds**

GUIDE PRICE £170,000 – £180,000

A well-presented two-bedroom first-floor apartment in sought-after Horsforth, featuring a spacious lounge, fitted kitchen, allocated parking, and offered with no onward chain—ideal for first-time buyers or investors.



### **Newlaithes Grange**

Offered with no onward chain, this well-proportioned first-floor, two-bedroom apartment is ideally situated in Horsforth, close to local schools, shops, green spaces, and excellent transport links, including both rail and road connections into Leeds and beyond. The accommodation briefly comprises a spacious living room, fitted kitchen, two bedrooms, and a house bathroom. The property also benefits from a attic space ideal for storage and an allocated parking space.

### **Living Room**

18' 3" x 12' 3" ( 5.56m x 3.73m )

Private entrance door opens into the spacious living room with laminate wood flooring, two radiators and windows allowing ample natural light. There is space for both living and dining areas.

### **Kitchen**

8' 8" x 7' 3" ( 2.64m x 2.21m )

The fitted kitchen features a range of wall and base units with complimentary work surfaces over, with stainless steel sink unit with mixer tap. Fitted oven with gas hob, integrated fridge freezer and plumbing for washing machine.

### **Bedroom One**

14' 2" x 8' 9" ( 4.32m x 2.67m )

A good sized double bedroom with radiator and window

### **Bedroom Two**

9' 4" x 8' 9" ( 2.84m x 2.67m )

A second double bedroom with radiator and window

### **Bathroom**

The bathroom comprises; Shower with bath over and screen, low flush wc, circular wash basin and window

### **Outside**

The apartment benefits from allocated parking

### **Attic Space**

25' 5" x 11' 5" restricted head height ( 7.75m x 3.48m restricted head height )

A useful attic space ideal for storage

### **Leasehold Information**

This property is leasehold with the following terms; 999 years from 1 January 1992 with approx 965 years remaining  
Current annual service charge = £1,060

These terms and the conditions of the lease will need to be checked by your legal representative



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## Newlathes Grange Newlathes Road, Horsforth Leeds

- First-floor Two-bedroom Apartment
- Great Horsforth Location
- Excellent Transport Links Nearby
- Spacious Living Room & Fitted Kitchen
- Allocated Parking Space

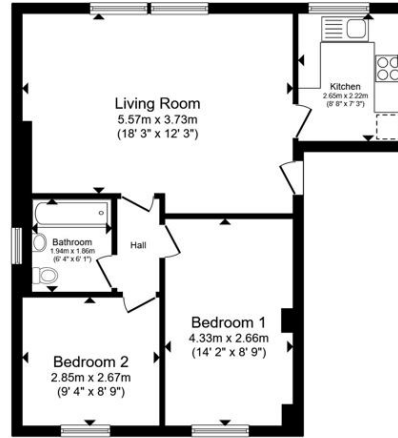
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1060.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£170,000 - £180,000**



Floor Plan

Total floor area 54.0 m<sup>2</sup> (581 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.propertybox.io

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Property Ref:  
HFT107442 - 0006

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