



Newlay Wood Close, Horsforth Leeds LS18 4SL

welcome to

Newlay Wood Close, Horsforth Leeds

Link-detached home in a popular Horsforth location with a lovely woodland backdrop. Spacious inside with two reception rooms, kitchen, utility, three bedrooms and bathroom. Driveway, garage and low-maintenance rear garden. Early viewing advised



Newlay Wood Close

A link-detached family home situated in a highly sought-after residential area of Horsforth, enjoying a peaceful woodland backdrop. The spacious accommodation briefly comprises: entrance hallway, lounge, a second reception room overlooking the rear garden, a fitted kitchen and a useful utility room to the ground floor. To the first floor, there are three well-proportioned bedrooms along with the house bathroom. Externally, the property benefits from a driveway providing ample off-street parking, leading to an adjoining garage ideal for storage. The rear garden is low-maintenance, mainly paved, and enclosed with attractive woodland views beyond. Internal viewing is highly recommended to appreciate the space and setting on offer, which is sure to appeal to a wide range of buyers.

Ground Floor Entrance Hallway

The front door opens into a welcoming hallway, with stairs rising to the first floor and a doorway leading through to the lounge, featuring a charming stained-glass window.

Lounge

16' 9" max x 12' 3" max (5.11m max x 3.73m max)
A spacious and beautifully presented lounge featuring a large bay window that floods the room with natural light. A modern fireplace with wooden surround provides a warm focal point, while the neutral decor and space for comfortable seating create an inviting setting ideal for relaxation and family living.

Dining Room

15' 3" x 11' 6" (4.65m x 3.51m)
A bright and inviting second reception room to rear currently used as dining/sitting room enjoying a full wall of windows that overlook the leafy surroundings, filling the space with natural light. The room features warm wood-effect flooring and there is ample space for both a dining area and relaxed seating, making it an ideal room for entertaining or everyday family living.

Kitchen

11' 5" x 8' 1" (3.48m x 2.46m)
A bright and well-presented kitchen fitted with a range of grey cabinetry and contrasting worktops, complemented by classic black-and-white tiled splashbacks. A large window above the sink, along with a part-glazed external door, fills the space with natural light. The kitchen offers room for a substantial Belling oven as well as space for an under-counter fridge.

Utility Room

7' 9" x 5' 6" (2.36m x 1.68m)
A useful utility room with space for washing machine, freezer and tumble dryer.

First Floor Landing

With stairs from the first floor, useful linen closet, access to the loft ideal for storage and window to the side.

Bedroom One

16' 4" x 8' 10" (4.98m x 2.69m)
A spacious double bedroom with radiator and window to the front

Bedroom Two

12' 8" x 8' 10" (3.86m x 2.69m)
A second double bedroom with useful integrated wardrobe, radiator and window to the rear

Bedroom Three

11' 9" max recess x 6' 1" (3.58m max recess x 1.85m)
A good sized third bedroom with cupboard housing the boiler, radiator and window to the front

Bathroom

7' 7" x 6' 1" (2.31m x 1.85m)
A modern and stylish bathroom fitted with a white three-piece suite, including a bath with glass shower screen and contemporary chrome fittings. The room is finished with elegant marble-effect wall panels and complementary flooring, creating a sleek and cohesive look. A large frosted window provides excellent natural light while maintaining privacy, and built-in vanity storage offers practical space for everyday essentials. Heated towel rail and vinyl flooring.

Outside

The property benefits from a driveway to the front providing off street parking and a garden laid to lawn to the front. Access to the garage

A low-maintenance rear garden featuring a central paved patio area, ideal for outdoor seating and entertaining. The garden is enclosed by timber fencing for privacy and includes graveled borders with space for potted plants and raised planters. A wooden gate provides rear access, and the surrounding mature trees create a pleasant, leafy backdrop.

Garage

11' 5" x 8' 3" (3.48m x 2.51m)
A single garage ideal for storage.



view this property online williamhbrown.co.uk/Property/HFT107526



welcome to

Newlay Wood Close, Horsforth Leeds

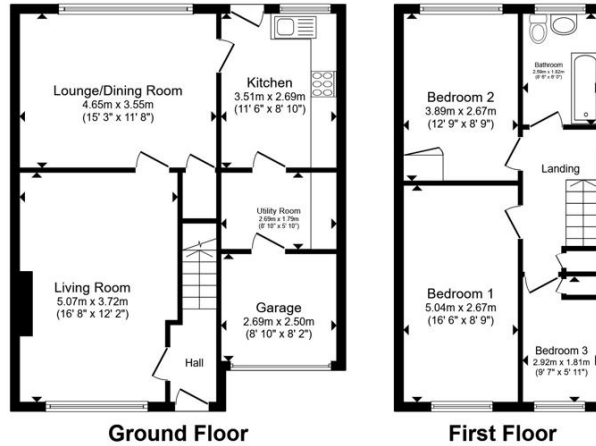
- Link-detached home in popular Horsforth location
- Woodland backdrop offering privacy and greenery
- Two spacious reception rooms
- Driveway parking and garage for storage
- Low-maintenance, paved rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£375,000



Total floor area 105.3 m² (1,133 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



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HFT107526



Property Ref:
HFT107526 - 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@williambrown.co.uk



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



williambrown.co.uk