

Ornella's Estates

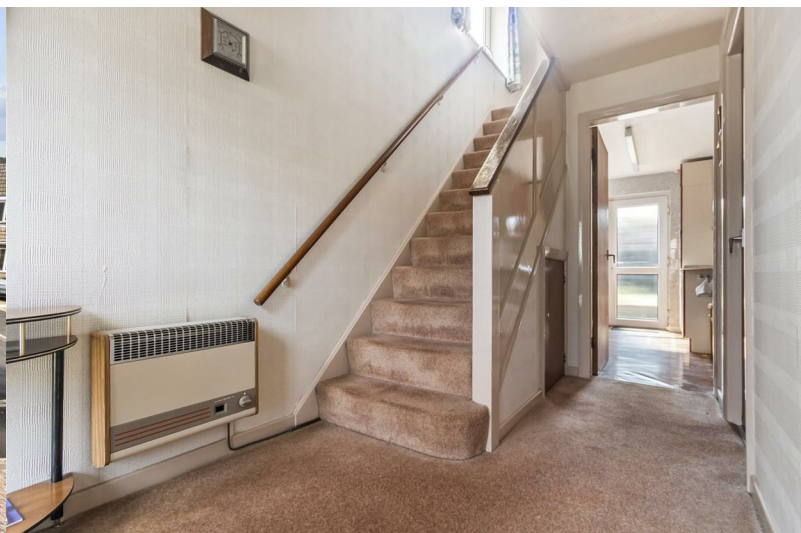
PROUDLY INDEPENDENT



13 Hall Park Garth

Horsforth, Leeds, LS18 5LT

Price £380,000



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INTRODUCTION

Hall Park Garth, is one of Horsforth's most desirable areas, where properties rarely come to market. Set at the head of a lovely cul-de-sac position, boasting fantastic views and benefiting from a chain free position, we are honored and delighted to offer for sale this much loved family home. Owned since 1966, it goes to show that the owners never wanted to leave. This warm and welcoming home is spacious throughout and offers an abundance of natural light. Comprising spacious entrance hallway, family lounge, family dining room, sun room and kitchen. To the first floor there are three bedrooms and a house bathroom. To the front of the property there is a large driveway providing ample off street parking leading to a detached garage. The front garden is very well maintained and is mainly laid to lawn, with flowers and shrubbery. To the rear of the property there is an enclosed garden with a patio seating area, leading to a mainly laid to lawn area with flowers and shrubbery, ideal for sitting out with family and friends. This beautiful home is now ready for it's next chapter and great for putting your own mark on it, ready to make it your own. Early Viewing is strongly recommended.

WHAT OUR VENDORS SAY

LOCATION

Located just moments from your door, Horsforth Town Street is a vibrant and friendly hub, brimming with independent shops, cafés, and restaurants such as Truly Scrummy and The Courtyard, offering delightful spots to meet, dine, or relax. For everyday essentials, you'll find a Morrisons and Tesco Express close by, alongside local boutiques and convenience stores. Young families will appreciate the excellent childcare and schooling options, including Prospect House Nursery, Inspirations Nurseries & Forest School, and First Steps Nursery, all rated outstanding. Primary education is well catered for with nearby schools like Horsforth Newlaithes Primary and Featherbank Primary, and for older children the highly regarded Horsforth School.

For greenery and leisure, Horsforth Hall Park is only minutes away, a charming landscaped park with woodland paths, a playground, cricket pitch, and beautiful garden spaces perfect for weekend strolls and family time. Beyond the park, scenic country walks and riverside routes await in nearby countryside, offering peaceful escapes just beyond town.

Getting around is ease itself: Horsforth train station provides fast and direct access to Leeds (with journeys taking around 12 minutes) on the Harrogate line. Excellent road access via the A65 and proximity to the M62, M621, and Leeds Bradford Airport make for seamless

commuting by car too.

All in all, you'll be perfectly placed to enjoy the best of both worlds, the bustle, convenience, and community of town, with the calm green spaces and transport connectivity that truly complement family life.

HOW TO FIND THE PROPERTY

SAT NAV LS18 5LT

APPROACH

As you approach this much loved family home, you cannot help but notice how beautiful the area is and surrounding houses. Offering great kerb appeal.

SPACIOUS ENTRANCE HALLWAY

As you enter you immediately get the feeling of how spacious, light and airy the property is. Comprising Upvc double glazed door and floor to ceiling windows to the front elevation. Electric storage heater. Stairs to first floor. Understairs storage. Doors leading to:

SPACIOUS FAMILY LOUNGE

13'4" x 9'11" into recess (4.085 x 3.029 into recess)

What a fabulous spacious room. Comprising Upvc double glazed windows to the front elevation with lovely views. Gas fire with marble back and base, wood surround. Storage heater. TV point. Opening to:

FAMILY DINING ROOM

10'6" x 8'5" (3.208 x 2.574)

Great for entertaining family and friends. Comprising glass door and window leading into sun room.

SUN ROOM

7'10"x 5'10" (2.411x 1.803)

Wood windows and door to the rear elevation leading into the garden.

KITCHEN

9'11" x 7'0" (3.034 x 2.153)

Comprising Upvc double glazed window to the side elevation. Upvc double glazed glass door to the rear elevation. Wall and base units with laminate worktops. Points for fridge freezer. Points for cooker. Points for washing machine. Fully tiled walls.

FIRST FLOOR

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft. Doors leading to:

Tel: 01943 661506

BEDROOM.1.

13'1" x 9'11" into recess (3.992 x 3.040 into recess)

A lovely double bedroom comprising Upvc double glazed window to the front elevation boasting lovely views.

BEDROOM.2.

10'8" x 8'3" to fitted wardrobes (3.259 x 2.538 to fitted wardrobes)

Another lovely double bedroom comprising Upvc double glazed windows to the rear elevation with long distant views. Airing cupboard. Fitted wardrobes.

BEDROOM.3.

10'1" x 6'3" (3.087 x 1.911)

A good size single comprising Upvc double glazed window to the front elevation.

OUTSIDE

DRIVEWAY/GARAGE

To the front of the property there is a driveway providing ample off street parking, leading to a detached garage with power and light.

FRONT GARDEN

To the front of the property there is a beautifully maintained lawned garden with flower and shrubbery.

REAR GARDEN

Great for entertaining family and friends with those summer barbecues and get tog ether's. A great child friendly enclosed garden with a patio paved seating area leading to a mainly laid to lawn area with flowers and shrubbery.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and

prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



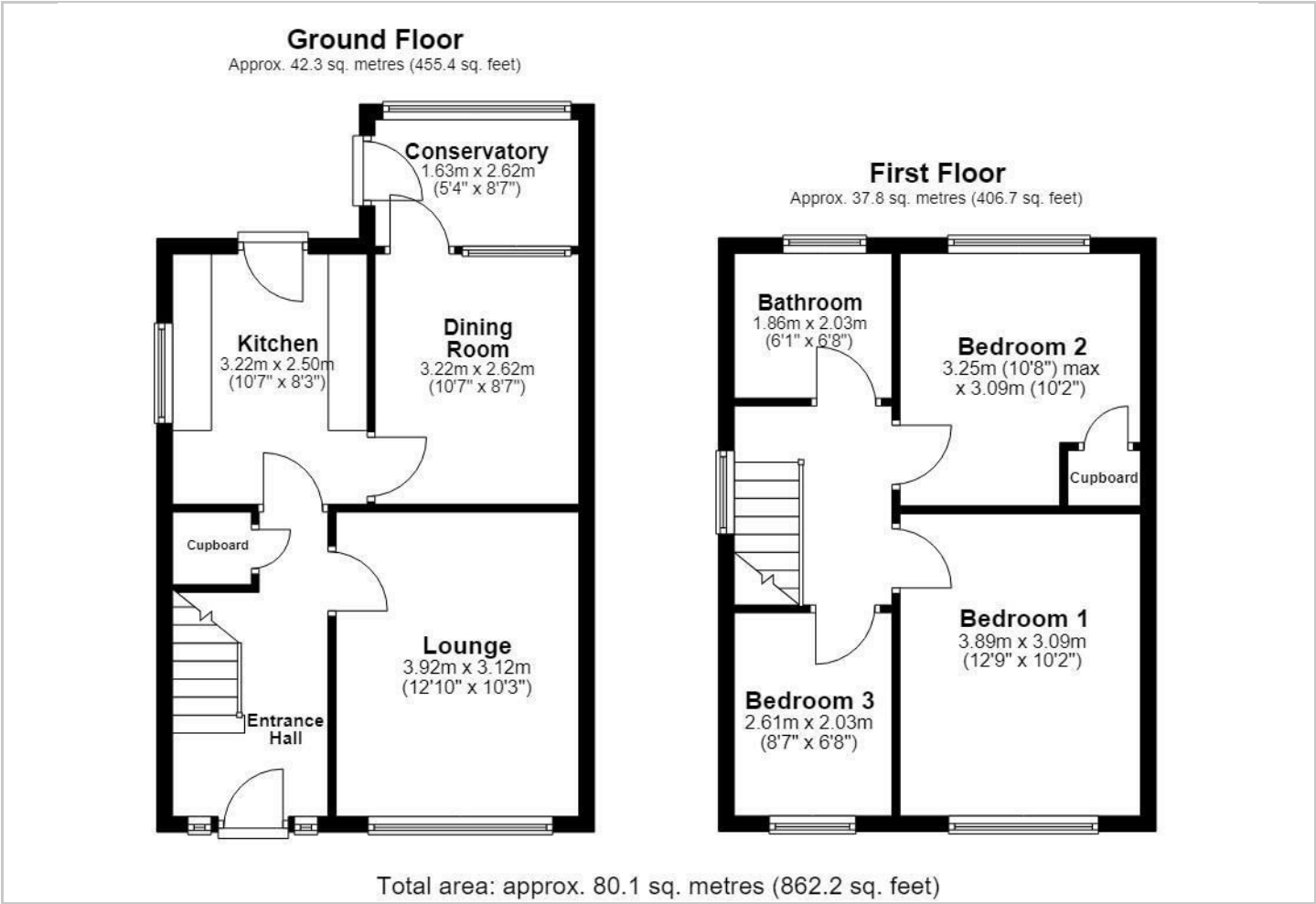
Hybrid Map



Terrain Map



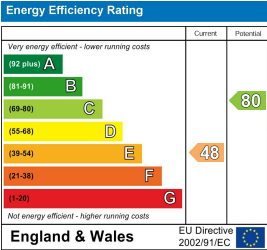
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.