



NONE GO BYE FARM OTLEY OLD ROAD LEEDS, LS18 5HZ

£675,000
FREEHOLD

This charming semi-detached farmhouse offers spacious and versatile accommodation across three floors, beautifully blending traditional character with practical modern family living. Boasting four double bedrooms, generous reception spaces, attractive landscaped gardens and a substantial detached garage with adjoining workshop, the property presents an exceptional opportunity for families seeking a home that offers space, versatility and plenty of character.

MONROE

SELLERS OF THE FINEST HOMES

NONE GO BYE FARM OTLEY OLD

- Charming semi-detached stone farmhouse
- Spacious accommodation arranged over three floors
- Four well-proportioned double bedrooms
- Bright and spacious living room
- Well-appointed kitchen with adjoining snug
- Flexible ground floor bedroom ideal for guests or multi-generational living
- Beautifully landscaped rear garden with generous patio seating areas
- Large detached garage with adjoining workshop
- Excellent home office, hobby or business potential
- Versatile layout ideal for modern family living



An inviting entrance hall welcomes you into the property and leads through to the principal living areas. At the heart of the home is a well-appointed kitchen with ample worktop and storage space, ideal for everyday family life and entertaining. Adjoining the kitchen is a cosy snug, creating a relaxed second reception space perfect for family gatherings, reading or watching television.

The spacious main living room is filled with natural light and provides an excellent setting for both entertaining and quieter evenings. Completing the ground floor is a convenient WC and a versatile double bedroom, offering excellent flexibility as guest accommodation, a home office, playroom or space for multi-generational living.

The first floor offers two further well-proportioned double bedrooms alongside a stylish family bathroom, while useful landing storage adds to the home's practicality.

Occupying the entire second floor, the impressive principal bedroom creates a peaceful private retreat with ample space for fitted furniture, a dressing area or additional workspace.

Outside, the property continues to impress with a substantial detached outbuilding comprising a large garage and adjoining workshop. This highly versatile

space is ideal for secure parking, storage, hobbies, a home business or potential future conversion, subject to the necessary planning permissions.

The enclosed rear garden provides an attractive setting for outdoor entertaining, with generous paved seating areas, well-maintained lawns and mature planted borders creating a wonderful space for both relaxing and family life.

Combining charm, generous proportions and exceptional versatility, this delightful farmhouse offers an outstanding opportunity to enjoy character living with all the space required for modern family life.

REASONS TO BUY

- Charming semi-detached stone farmhouse
- Spacious accommodation arranged over three floors
- Four well-proportioned double bedrooms
- Bright and spacious living room
- Well-appointed kitchen with adjoining snug
- Flexible ground floor bedroom ideal for guests or multi-generational living
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ENVIRONS

Enjoying a delightful semi-rural setting on the outskirts of Horsforth, the property offers the perfect balance of countryside living and everyday convenience.

Surrounded by open green spaces and scenic walking routes, it enjoys a peaceful location while remaining just a short distance from Horsforth's excellent range of independent shops, cafés, restaurants and supermarkets. The area is particularly popular with families thanks to its highly regarded schools, excellent leisure facilities and strong sense of community. For commuters, Horsforth Railway Station provides regular services to Leeds, York and Harrogate, while the nearby Ring Road, A65 and motorway network offer easy access across the region. Leeds Bradford Airport is also within easy reach, making this an ideal location for those seeking a tranquil setting without compromising on connectivity.

SERVICES

We are advised that the property is served by a private water supply via a local water tank, benefits from a private sewage treatment plant, and has a private gas supply located within the garden.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that

vacant possession will be granted upon legal completion.

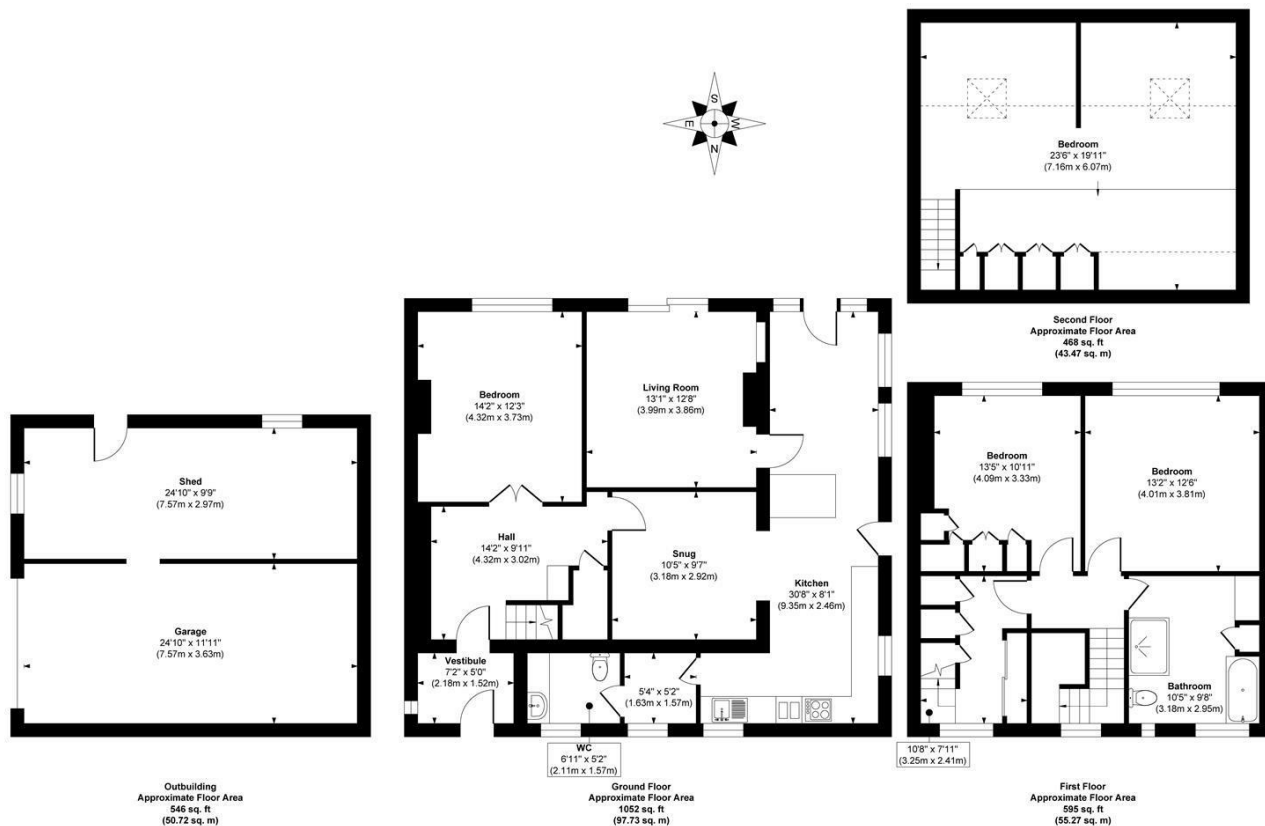
VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

Please note some images may contain CGI

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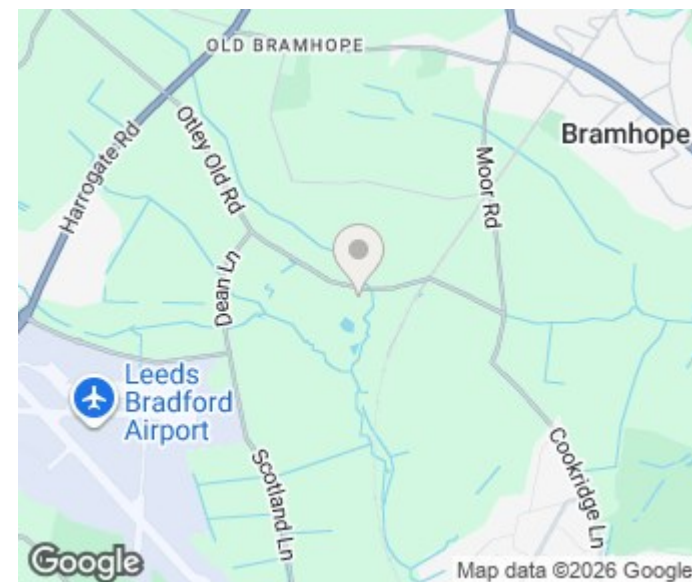




Approx. Gross Internal Floor Area 2661 sq. ft / 247.19 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	72
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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