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**LINLEY &  
SIMPSON**



## **LOW HALL ROAD, HORSFORTH, LS18 4FQ**

Built in 2016 by Redrow Homes on the popular Horsforth Vale development, this two double bedroom mid terrace offers stylish and modern living accommodation. The perfect opportunity for first time buyers to get on the property ladder. Viewing is highly recommended.

**Offers In Region Of £225,000**

Fantastic opportunity to purchase a two double bedroom mid terrace on the popular and sought after location on the Horsforth Vale development. This stylish home built in 2016 offers modern and stylish living accommodation. The property offers an open plan though kitchen living room with double doors leading to a southerly facing garden. To the upstairs you have two double bedrooms both having ensuite shower rooms. Benefiting from the remainder of a 8 year NHBC guarantee, double glazing and central heating the property has the opportunity to acquire a ready to move into home in one of Horsforth's most desirable residential developments.

Horsforth Value is a highly sought after residential development located just off the ring road (A6120), providing easy access to all local amenities with Horsforth including bars, restaurants and shops. Positioned just off the A6120 provides easy access for those commuting to Leeds, Bradford and further afield. The property is positioned with easy access to the canal which provides local picturesque walks.

Horsforth itself is a prime residential location where you will find excellent schools to suit all ages, a thriving village atmosphere in which you can enjoy an array of eateries, bars and an abundance of shops etc. Further facilities are available in the village of Horsforth, including a supermarket, park, banks etc. with pre-schools, also Kids Club and Trinity University all on hand. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park: something for everyone. The Ring Road (A6120) and the (A65) are near by and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, the Leeds-Bradford Airport is a short drive away.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Double glazed entrance door, door to kitchen and door to WC.

### **WC/CLOAKROOM**

Low level WC, hand wash basin and underfloor heating.

### **THROUGH LOUNGE/DINER 12'0" X 16'1" (3.66 X 4.89)**

Double doors leading to rear garden, under floor heating and built in storage cupboards.

### **KITCHEN 6'0" X 10'0" (1.83 X 3.04)**

Fitted wall and base units with work surfaces over, single drainer sink unit, built in electric oven and gas hob with extractor hood over, integrated fridge freezer, door to entrance porch, under floor heating and double glazed window to front.

## **FIRST FLOOR**

### **BEDROOM ONE 8'0" X 12'0" (2.43 X 3.65)**

Double glazed window to rear, mirror front sliding door fitted wardrobes and central heating radiator.

### **ENSUITE SHOWER ROOM**

Three piece suite comprising step in shower cubicle, low level WC, hand wash basin, tiled flooring, shaver point, heated towel rail and extractor fan.

### **BEDROOM TWO 8'8" X 12'0" (2.63 X 3.65)**

Double glazed window to front and central heating radiator.

### **ENSUITE SHOWER ROOM**

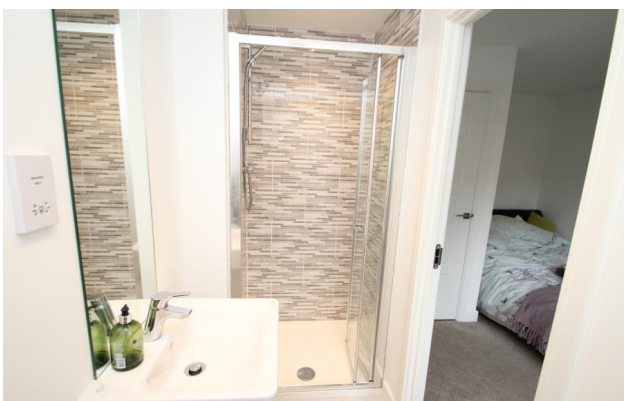
Three piece suite comprising step in shower cubicle, low level WC, hand wash basin, extractor fan, heated towel rail and tiled flooring.

## **OUTSIDE**

### **REAR GARDEN**

Laid mainly to lawn with paved area and fenced boundaries. Accessed through alley and with parking to front of the property for two cars.







**Total Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>96</b>	(92-100) <b>A</b>		<b>99</b>
(81-91) <b>B</b>			(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.		

#### AGENTS NOTES:

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