



Newlay Wood Rise, Horsforth Leeds LS18 4LY

welcome to

Newlay Wood Rise, Horsforth Leeds

A modern two double bedroom first floor apartment, nicely presented throughout and in a convenient Horsforth location. The apartment features off street parking and the added bonus of a large garage. This property is sure to appeal to a wide range of buyers and viewing is highly recommended.



Newlay Wood Rise

A lovely two double bedroom first floor apartment located in a popular Horsforth location, within an executive development close to New Road Side in Horsforth, offering excellent access to transport links and a wide range of local amenities.

The apartment is spacious throughout and briefly comprises; a ground floor entrance with stairs leading to the first floor, a spacious lounge, fitted modern kitchen/diner, two double bedrooms and a good sized bathroom. The property benefits from a garage and driveway providing ample storage and parking. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Ground Floor Entrance

Door to the front and stairs leading up to the first floor

Lounge

A spacious lounge with radiator and window to the rear. Feature coving and ceiling rose add real character to the room.

Kitchen

A modern and stylish kitchen with a range of wall and base units with laminate work tops over, gas hob, oven, integrated fridge freezer, space for washing machine, vinyl flooring and window to the front

Bedroom One

A spacious double bedroom with integrated wardrobes, radiator and window

Bedroom Two

A second double bedroom with integrated wardrobes, radiator and window to the front.

Bathroom

The bathroom comprises; bath with shower over, low flush wc, heated towel rail and wash basin.

Inner Hallway

The inner hallway has built in storage and access to the part boarded loft space.

Outside

The property benefits from a driveway and large garage, perfect for storage or workshop.



view this property online williamhbrown.co.uk/Property/HFT107617



welcome to

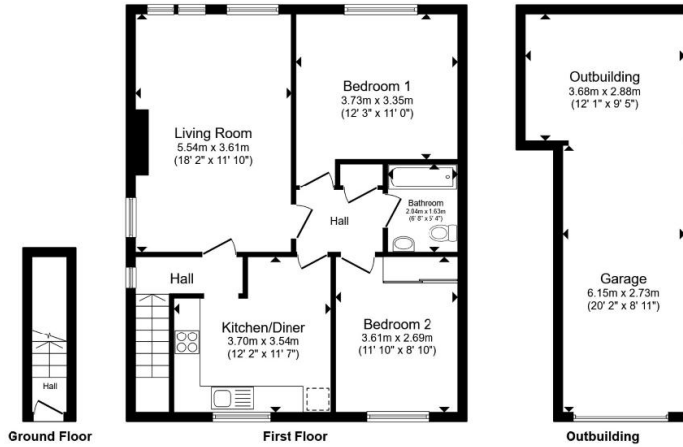
Newlay Wood Rise, Horsforth Leeds

- MODERN FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- WELL PRESENTED KITCHEN WITH INTEGRATED APPLIANCES
- LARGE GARAGE
- OFF STREET PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 260.38

Ground Rent: Ask Agent



Total floor area 99.5 m² (1,071 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



£215,000



view this property online williambrown.co.uk/Property/HFT107617

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HFT107617 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



0113 258 3476



Horsforth@williambrown.co.uk



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



williambrown.co.uk

Please note the marker reflects the
postcode not the actual property