



Newlaithes Grange Newlaithes Road, Horsforth Leeds LS18 4LG

welcome to

Newlaithes Grange Newlaithes Road, Horsforth Leeds

GUIDE PRICE £160,000 – £170,000

A well-presented two-bedroom first-floor apartment in sought-after Horsforth, featuring a spacious lounge, fitted kitchen, allocated parking, and offered with no onward chain—ideal for first-time buyers or investors.



Newlaithes Grange

Offered with no onward chain, this well-proportioned first-floor, two-bedroom apartment is ideally situated in Horsforth, close to local schools, shops, green spaces, and excellent transport links, including both rail and road connections into Leeds and beyond. The accommodation briefly comprises a spacious living room, fitted kitchen, two bedrooms, and a house bathroom. The property also benefits from a attic space ideal for storage and an allocated parking space.

Living Room

18' 3" x 12' 3" (5.56m x 3.73m)

Private entrance door opens into the spacious living room with laminate wood flooring, two radiators and windows allowing ample natural light. There is space for both living and dining areas.

Kitchen

8' 8" x 7' 3" (2.64m x 2.21m)

The fitted kitchen features a range of wall and base units with complimentary work surfaces over, with stainless steel sink unit with mixer tap. Fitted oven with gas hob, integrated fridge freezer and plumbing for washing machine.

Bedroom One

14' 2" x 8' 9" (4.32m x 2.67m)

A good sized double bedroom with radiator and window

Bedroom Two

9' 4" x 8' 9" (2.84m x 2.67m)

A second double bedroom with radiator and window

Bathroom

The bathroom comprises; Shower with bath over and screen, low flush wc, circular wash basin and window

Outside

The apartment benefits from allocated parking

Attic Space

25' 5" x 11' 5" restricted head height (7.75m x 3.48m restricted head height)

A useful attic space ideal for storage

Leasehold Information

This property is leasehold with the following terms;
999 years from 1 January 1992 with approx 965 years remaining

Current annual service charge = £1,060

These terms and the conditions of the lease will need to be checked by your legal representative

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Newlaithes Grange Newlaithes Road, Horsforth Leeds

- First-floor Two-bedroom Apartment
- Great Horsforth Location
- Excellent Transport Links Nearby
- Spacious Living Room & Fitted Kitchen
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D

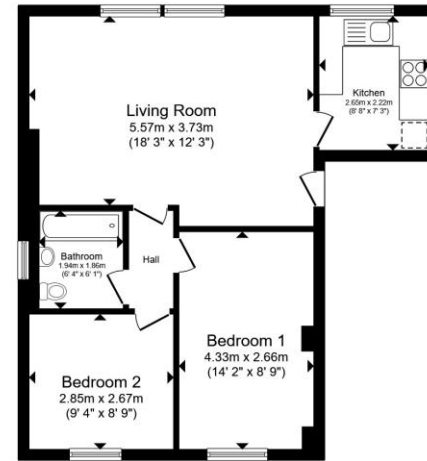
Council Tax Band: A Service Charge: 1060.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1992. .

guide price

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Floor Plan

Total floor area 54.0 m² (581 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

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Property Ref:
HFT107442 - 0008

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.

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