

Ornella's Estates

PROUDLY INDEPENDENT



37 Newlay Grove

Horsforth, Leeds, LS18 4LQ

Price £339,950



37 Newlay Grove

Horsforth, Leeds, LS18 4LQ

Price £339,950



INTRODUCTION

WELCOME TO THIS MUCH LOVED SEMI DETACHED BUNGALOW. SET IN A HIGHLY PEACEFUL SOUGHT AFTER LOCATION OF HORSFORTH, IN A CUL-DE-SAC POSITION AND BENEFITING FROM A CHAIN FREE POSITION, WE ARE DELIGHTED TO OFFER FOR SALE THIS LOVELY PROPERTY. Offering an abundance of natural light throughout and comprising entrance into a lovely fitted kitchen, inner hallway leading with stairs leading to first floor and doors leading to family lounge and two bedrooms. To the first floor there is a further double bedroom, with separate eaves storage area and house bathroom. To the outside there is a driveway providing ample parking, leading to a detached garage. The front garden is paved for ease of maintenance with flowerbeds and shrubbery. To the rear of the property there is a lovely garden which has a paved patio seating area, leading to a mainly laid to lawn area with flowers and shrubbery. GREAT FOR SITTING OUT WITH FAMILY AND FRIENDS. EARLY VIEWING IS STRONGLY RECOMMENDED. NOT TO BE MISSED. CALL NOW ON 01943 661506.

WHAT OUR VENDORS SAY

Our lives at 37 Newlay Grove Horsforth

Our parents bought the house off plan in 1968 and moved in on Good Friday 5th April 1969.

We are their two daughters who were aged 6 years and 15 months old at the time.

The cul-de-sac in which the property is located, we felt was the most wonderful place to grow up in and we have many lasting memories of years we spent together there before we left to get married.

Not too many families both young and old have lived there over the years, most only moving away to down size. This in itself shows how much of a fabulous small, warm and loving community has been created by its members. Each and everyone always felt more like family to us than neighbours. We still call the lady in the house joined on Auntie.

Before our dear Mum passed away, she was always, loved and respected by her neighbours, for her help, kindness and compassion especially towards the children, most of them referred to her as the Grandma of the cul-de-sac.

We have so many amazing memories from our lives before we left to get married.

On the occasions we returned to visit our parents and new families were moving in we always made a point of introducing ourselves to them and sharing our memories of our childhood in the cul-de-sac and wishing them all the happiness in their memory makings.

This wonderful place is now ready for its second family to move in and begin their own journey in the development of their new family home.

Our greatest wish is that the next generation of family occupants will cherish this house and be blessed with as many years of happiness and prosperity together as we did.

HORSFORTH

This is a fantastic area where you will find excellent schools to suit all ages and also includes Trinity University. With a wide range of fabulous restaurants, bars and cafes on the door step, along with Horsforth Park. For those who enjoy sports, there are a number of cricket/football clubs you can join. For those who work in the centre of Leeds there is Horsforth Train Station and Kirkstall Forge Train Station on the door step. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre. For those travelling further afield, Leeds and Bradford Airport is only a short drive away.

HOW TO FIND THE PROPERTY

SAT NAV LS18 4LQ

ACCOMMODATION

SIDE ENTRANCE

Comprising Upvc double glazed door leading into:

FITTED KITCHEN

13'1" x 8'1" (3.99 x 2.48)

A lovely fitted kitchen comprising Upvc double glazed windows to the front and side elevations allowing ample natural light. Upvc double glazed door to the side elevation. A wide range of wall and base units with laminate worktops over. Stainless steel sink. Points for fridge freezer and cooker. Extractor fan over. Radiator. Door leading to:

INNER HALLWAY

Comprising stairs to first floor. Understairs storage cupboard. Alarm. Radiator. Doors leading to:

FAMILY LOUNGE

16'2" x 10'2" (4.95 x 3.12)

A lovely light and airy family lounge. Comprising Upvc double glazed window to the front elevation. Coving to ceiling. Dado rail. Fireplace. TV point. Radiator.

Tel: 01943 661506

BEDROOM.2.

11'0" x 9'9" (3.37 x 2.99)

A lovely double bedroom comprising Upvc double glazed window to the rear elevation., overlooking the garden. Radiator.

BEDROOM.3./DINING ROOM

8'3" x 6'11" (2.54 x 2.13)

Comprising Upvc double glazed window to the rear elevation overlooking the garden. Radiator.

FIRST FLOOR

LANDING AREA

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

BEDROOM.1.

12'1" x 8'4" fitted wardrobes (3.69 x 2.55 fitted wardrobes)

A lovely double bedroom comprising Upvc double glazed window to the front elevation. Fitted wardrobes. Radiator.

EAVES STORAGE ROOM

This is a great room for storage.

HOUSE BATHROOM

Comprising Upvc double glazed window to the side elevation. Panelled bath. Low level w.c. Wash hand basin. Extractor fan. Fully tiled walls. Storage cupboard.

OUTSIDE

DRIVEWAY/GARAGE

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

FRONT GARDEN

The front garden is paved for ease of maintenance with flowerbeds and shrubbery.

REAR GARDEN

To the rear of the property there is a lovely garden which has a paved patio seating area, leading to a mainly laid to lawn area with flowers and shrubbery. GREAT FOR SITTING OUT WITH FAMILY AND FRIENDS IN THE SUMMER.

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

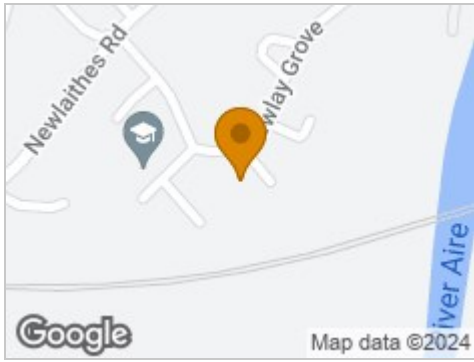
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

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.



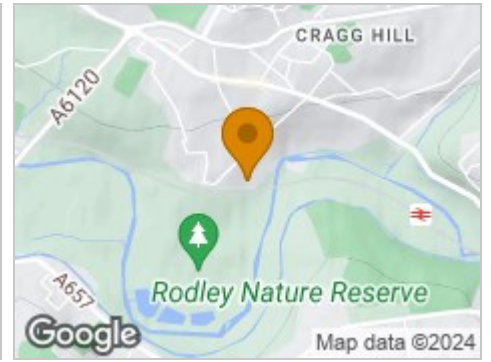
Road Map



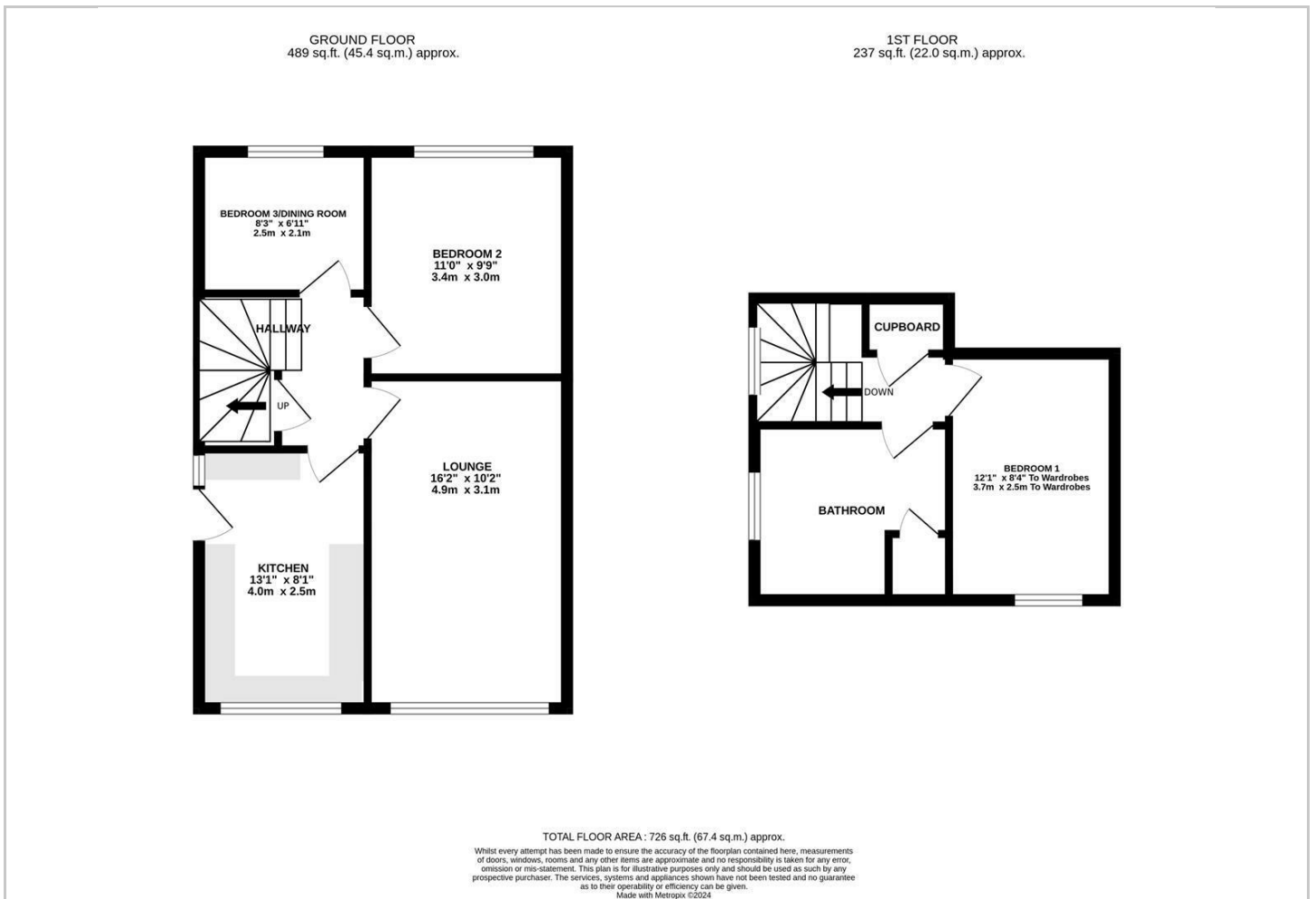
Hybrid Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.