



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

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.

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.



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

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFT107617](https://www.williamhbrown.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 - 0006

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@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)