



A well-positioned true two-bedroom bungalow set within the highly sought-after Newlay Wood area of Horsforth, offering excellent potential in a fantastic residential location.

Set on a lovely plot, the property enjoys a private south-facing rear garden with patio area — perfect for relaxing or entertaining — along with useful dry storage beneath the house. A generous loft space also offers exciting scope for future development, subject to the necessary permissions.

TRANSPORT LINKS:

The property is ideally situated within the highly desirable LS18 area, offering excellent transport links for commuters and easy access to surrounding areas. Horsforth Train Station is within close proximity, providing regular direct services into Leeds City Centre, York and beyond, whilst Kirkstall Forge Train Station is also easily accessible. Frequent bus routes operate nearby along the A65, offering convenient travel into Leeds, Headingley and neighbouring suburbs. The property also benefits from excellent road connections, with straightforward access to the Ring Road, A6120 and major motorway networks, making travel across the region particularly convenient. Leeds Bradford Airport is additionally only a short drive away, ideal for both business and leisure travel.



A well-positioned true two-bedroom bungalow situated within the highly sought-after Newlay Wood area of Horsforth, offering spacious accommodation, generous outdoor space and excellent potential in a fantastic residential location.

Occupying a lovely plot, the property has been well maintained and neutrally decorated throughout, creating a bright and welcoming feel ready for a new owner to move straight into.

Internally, the accommodation offers a practical and versatile layout with well-proportioned rooms, neutral carpets and plenty of natural light throughout. The spacious living accommodation provides a comfortable setting for everyday living, whilst both bedrooms are generously sized, making the property ideal for a range of buyers including downsizers and professionals alike.

One of the standout features of the property is the impressive south-facing rear garden, offering an excellent degree of privacy and enjoying sunlight throughout the day - perfect for relaxing, gardening or outdoor entertaining during the warmer months. The patio seating area provides the perfect space for entertaining guests and outdoor dining, whilst useful dry storage beneath the property offers excellent practicality, rarely found with similar homes.

The property also benefits from off-street parking and a substantial loft space, presenting exciting scope for future development or conversion, subject to the necessary permissions and building regulations.



Ideally located just moments from the vibrant amenities of Horsforth New Road Side, residents can enjoy a fantastic selection of independent cafés, restaurants, bars, shops and everyday conveniences all within easy reach. Kirkstall Forge Train Station is also within walking distance, providing excellent commuter links into Leeds City Centre and surrounding areas.

For those who enjoy the outdoors, the property is perfectly placed close to beautiful green spaces, scenic woodland and riverside walks, offering an excellent balance between convenience and lifestyle.

Early viewing is highly recommended!

KEY FEATURES:

- OFFERED TO THE MARKET CHAIN FREE
- A TRUE TWO BEDROOM BUNGALOW
- EXTENSIVE SOUTH-FACING GARDEN
- LARGE LOFT WITH POTENTIAL TO CONVERT
- DRY STORAGE BENEATH THE HOUSE
- NEUTRAL DECOR THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND NEARBY SCHOOLS
- EXCELLENT HORSFORTH LOCATION



2



1



Off-Road
Parking



Council Tax = C



1



Freehold



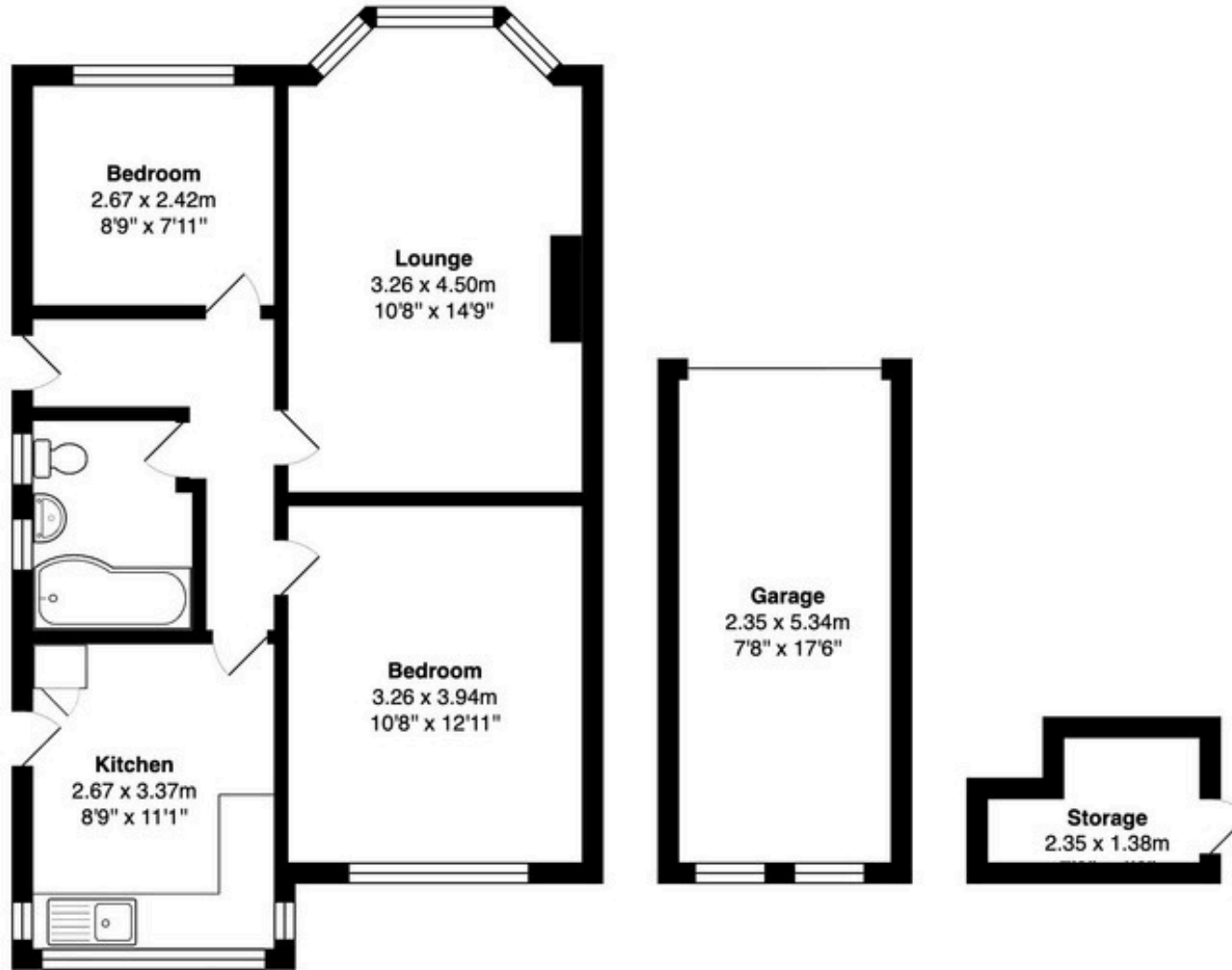
Bungalow



C



Floor Plan



Ground Floor

Total Area: 71.3 m² ... 768 ft²

All measurements are approximate and for display purposes only

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

**93 New Road Side,
Horsforth,
LS18 4QD**