



Oakroyd, Newlay Lane

Leeds, Horsforth, LS18



www.website.com

Introduction

PROPERTY TYPE	Detached Period Home
BEDROOMS	5
RECEPTION ROOMS	3
BATHROOMS	3

Oakroyd is a fantastic, large, characterful, period Victorian Semi-detached property in a central and sought after part of Horsforth. Built in 1860 this home is packed full of period features, offering large rooms with 12ft high ceilings, a large garden, out buildings and fantastic views.

The property briefly comprises of:

- Spacious split level Kitchen/diner
- Large living room and large seperate family/dining room
- Downstairs WC and boot lobby
- 4 large double bedrooms
- Family bathroom and 2 En-suite shower rooms
- Smaller double bedroom with garden views
- Cellar storage

Oakroyd is conveniently placed in a popular, yet peaceful location, within walking distance of the local amenities on New Road Side, including coffee shops and health and beauty facilities, as well as being a short drive to the epicenter of Horsforth.

Key Features

- Period character property
- 5 Bedrooms, 2 en-suites
- Large family reception rooms
- Driveway with garage and parking
- Large family Garden
- Available Dec 2024
- EPC: E - Council Tax E £2525
- Unfurnished
- Pets considered





General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.