STONEWATER

THE FOLD

Calverley Lane, Horsforth, Leeds, West Yorkshire LS18 4DZ

4 bedroom house with parking and private garden for **Shared Ownership**

AVAILABLE TO RESERVE OFF PLAN

P7243

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Stonewater is pleased to present this collection of **two, three and four bedroom homes for shared ownership** at its new development off Calverley Lane in desirable Horsforth, five-and-a-half miles north west of Leeds City Centre.

Each of the homes features a contemporary interior specification including a modern fitted kitchen with integrated appliances and a clean, contemporary style family bathroom. Outside there is off-road parking for two vehicles together with a pre-turfed rear garden.

The new homes are all gas-free, with environmentally sustainable air-source heat pumps being used for their heating. The site's green credentials extend to the outside as well. Built on the former site of Leeds City College, Horsforth Campus, all are set amongst ample green space, which includes a nature area designed to protect and enhance the local ecology.

Horsforth has one of the most desirable postcodes in Yorkshire. Along the High Street are a range of popular pubs, restaurants and family-run stores, each with their own character and charm. Larger stores and high street brands can be found in nearby Leeds and Harrogate. For families, Horsforth offers a number of good schools, four of which are rated 'Outstanding' by Ofsted.

Lovers of the great outdoors are spoilt for choice by Horsforth's surrounding nature reserves, woodlands, parks and attractions. Horsforth Hall Park for example, on the outskirts of Horsforth, has a cricket pitch, bowling green, an adventure playground, a skate park and a Japanese formal garden. Nearby Kirkstall Abbey is one of the best-preserved Cistercian monasteries in England and is set in a public park on the north bank of the river Aire. Hunger Hill Woods and Rodley Nature Reserve, both in the local area, also offer days out for all the family.

Transport links from Horsforth are convenient and reliable, with trains to Leeds City Centre from Horsforth station taking just 11 minutes, Harrogate 24 minutes and Leeds Bradford Airport less than 10 minutes. From Kirkstall Forge Station Leeds can be reached in six minutes and Bradford Forster Square in 15 minutes. Horsforth is well connected by bus services to nearby towns; its close proximity to several motorway networks including the M1 and M62 makes Horsforth a prime spot for easy commuting by car into Leeds and Bradford.

- Horsforth Hall Park 0.5 miles
- Hunger Hill Woods 1.1 miles
- Kirkstall Forge Railway Station 1.6 miles
- Horsforth Railway Station 1.7 miles
- Kirkstall Abbey 2.2 miles
- Rodley Nature Reserve 2.6 miles
- Leeds Bradford Airport 3.5 miles
- Leeds 5.5 miles
- Bradford 6.3 miles
- Harrogate 15.7 miles
- York 30.3 miles

INTERIOR FLOOR PLANS

Second floor

First floor

Ground floor

SITE PLAN

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Calf Close
57
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1-24

PLOT 57

2 Calf Close, Horsforth, Leeds, West Yorkshire LS18 4TH

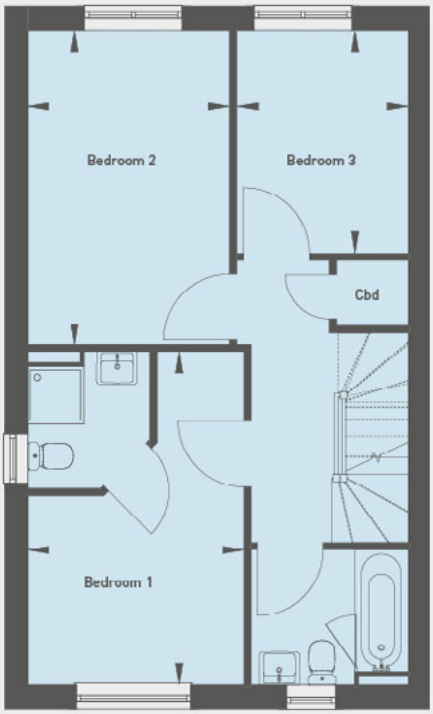
This property is outside of its end-of-defects period and is sold as seen.
Customers are advised to view and inspect before reserving.

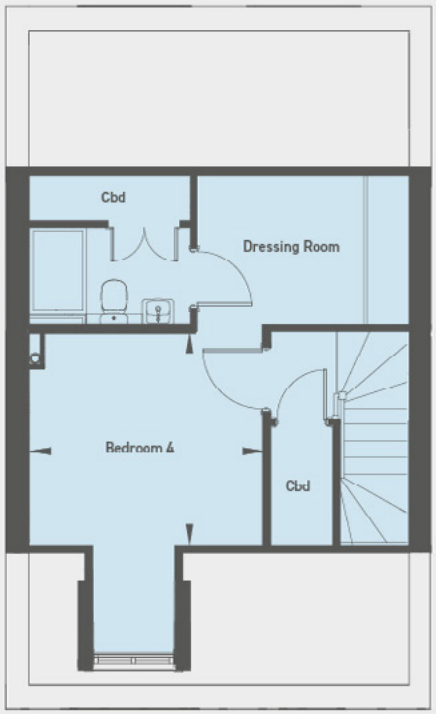
4 bedroom semi-detached house

Parking space for 2 cars
Turfed rear garden
Downstairs WC

£191,000 for a 40% share

Open Market Value: **£477,500**
Monthly Rent: **£656.56**
Service Charge: **£66.74**





Ground floor

Living Room
4.85m x 3.05m (15'11" x 10'0")

Kitchen / Dining Room
5.30m x 4.18m (17'5" x 13'9")

First floor

Bedroom 1
4.65m x 3.01m (15'3" x 9'11")

Bedroom 2
4.38m x 2.81m (14'4" x 9'3")

Bedroom 3
3.11m x 2.39m (10'3" x 7'10")

Second floor

Bedroom 4
3.27m x 2.97m (10'9" x 9'9")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk.

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.

We are committed to making our information accessible to everyone. If you need this document or any information on our website in an alternative format, such as large print, Braille, audio, Easy Read, British Sign Language (BSL), or another language, please contact us. We will be able to provide the information in a format that meets your needs.

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