

HUNTERS®

HERE TO GET *you* THERE

73 Outwood Lane, Horsforth, Leeds, LS18 4HU

Offers Over £340,000



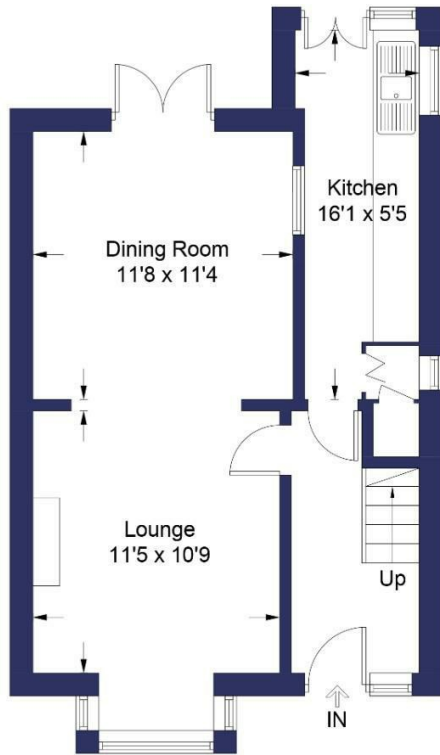
HUNTERS®

HERE TO GET *you* THERE

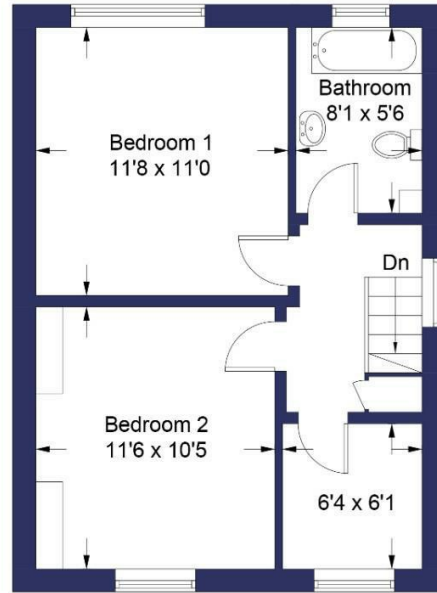


HUNTERS®

HERE TO GET *you* THERE



Ground Floor



First Floor



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

This three-bedroom semi-detached family home offers the chance for someone to create their perfect home by modernising and upgrading to personal tastes and specifications. It's a house that has lovingly been called home for many years by those that care for and appreciate nature. The open aspect views provide a green and leafy outlook over Hawksworth Woods, and the position is ideal for access to Hawksworth Wood Trail as well walks along the Leeds/Liverpool canal and River Aire towards Kirkstall Abbey or in the other direction to Rodley nature reserve – a pleasant and relaxing way to spend any afternoon.

If you prefer a more sociable scene, then New Road Side lies only half mile away, which is around a 10 minute walk for most people. Here, there are plenty of cafes, bars and shops for most needs. Horsforth's busy Town Street area lies only 1 mile away and provides a pleasant backwater walk, which is around 20 a minute walk for most people. Here there are an abundance of restaurants, shops and cafes.
EPC RATING: D • COUNCIL TAX: D • CHAIN FREE • THREE BED SEMI-DETACHED • POTENTIAL TO EXTEND (subject to planning permission) • DRIVEWAY • POPULAR HORSFORTH LOCATION • GREAT OPPORTUNITY TO MODERNISE AND ADD VALUE

The property lies between Horsforth train station and Kirkstall Forge train station. It is approx. half a mile away from Kirkstall Forge train station - a 15 minute walk for most people and under 5 minutes by car.

Some of this wonderful home's features include:

- Three bedrooms
- Two reception rooms
- Driveway
- Detached garage
- Front and rear gardens
- Lovely views
- Close to New Road Side
- Ideal position for access to canal and woodland walks
- Scope to add value/modernise and personalise
- This property is offered chain free!

The location of this property really does offer the best of both worlds, as well as the opportunity to really make this home your own space by way of modernising, or even extending in to the loft or at the rear (all subject to planning permissions) as many of the neighbouring properties have done so. The property is offered chain free, so don't miss your chance to view, call us now!