

# HUNTERS®

HERE TO GET *you* THERE

Burley Lane, Horsforth, LS18

O.I.R.O £250,000

Property Images



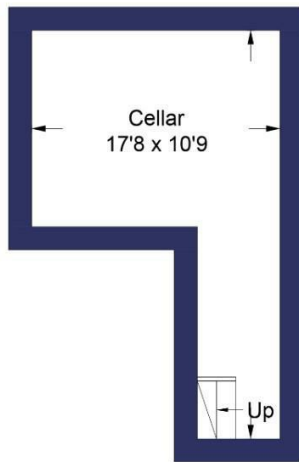
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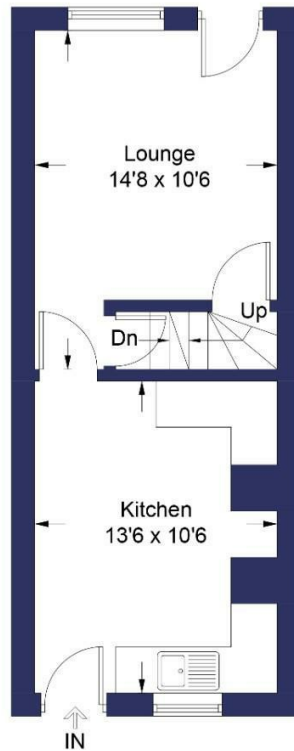
## Property Images



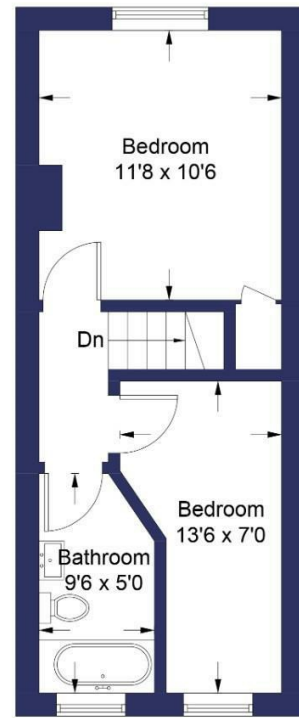
## Floorplan



**Cellar**



**Ground Floor**



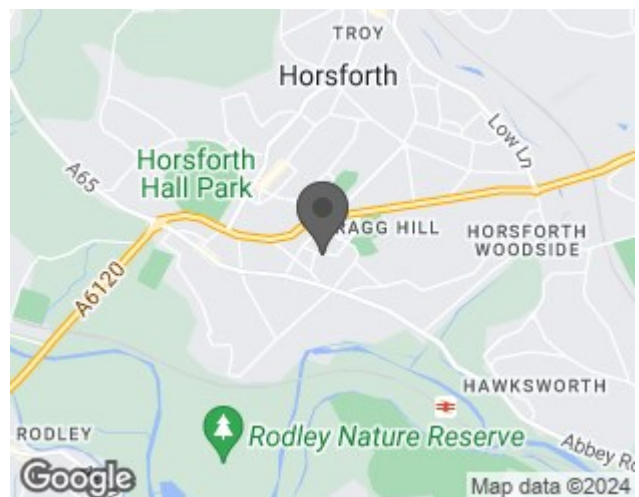
**First Floor**



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Step inside this charming stone two bedroom end terrace cottage. You are ideally placed for day-to-day amenities including convenience store, coffee shops, bars and restaurants as well as main bus routes to Leeds City Centre and easy access out to Harrogate, Otley and Ilkely via either Kirkstall Forge or Horsforth Train Station

This enchanting home has many impressive features;

- Desirable location with all the convenience Horsforth offers
- Stone end terrace
- Wonderfully proportioned modern Kitchen/Diner
- Lounge with log burner effect perfect for those cosy nights in
- Two bedrooms with the master having far reaching views making this the perfect space to relax and unwind
- 30 metre long garden, still in keeping with the cottage style – potential to add parking similar to neighbouring properties
- Perfect welcoming home with so much curb appeal
- Cellar

Are you looking for a characterful and stylish home in a convenient location yet have countryside and canal walks on your doorstep? Must be viewed to be appreciated....book your viewing today

## Features

• CHARMING STONE END TERRACE • TWO BEDROOM • FULLY MODERNISED & MOVE IN READY • KITCHEN / DINER • OVER 30 METRE LONG GARDEN - POTENTIAL TO ADD OFF STREET PARKING • POTENTIAL TO ADD VALUE WITH LOFT CONVERSION (subject to planning permission) • STUNNING VIEWS • CENTRAL LOCATION • EPC RATING: D • COUNCIL TAX BAND: C