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Rose Terrace, Horsforth, LS18

Guide Price £340,000

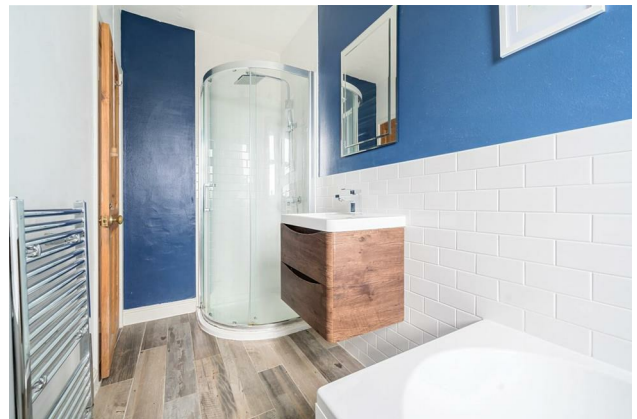
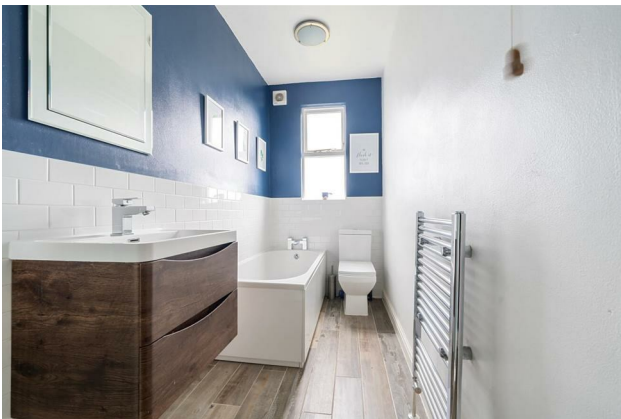
Property Images



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Property Images



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Property Images

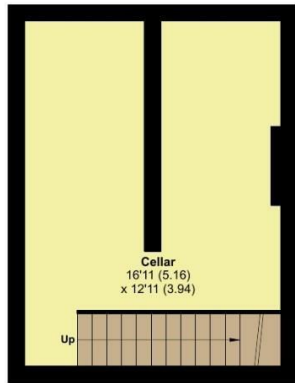


Rose Terrace, Horsforth, Leeds, LS18

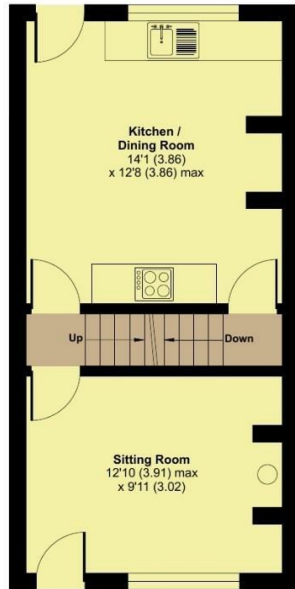
Approximate Area = 1198 sq ft / 111.2 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Total = 1278 sq ft / 118.6 sq m

For identification only - Not to scale

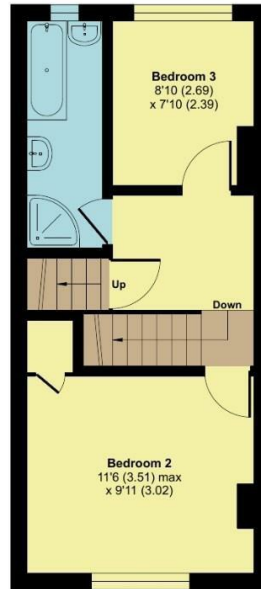
Denotes restricted head height



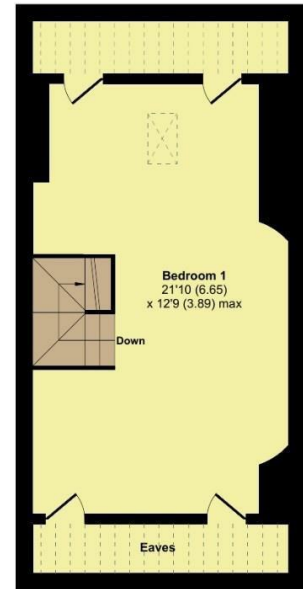
BASEMENT
 APPROX FLOOR
 AREA 21.1 SQ M
 (228 SQ FT)



GROUND FLOOR
 APPROX FLOOR
 AREA 33.8 SQ M
 (364 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 29.9 SQ M
 (322 SQ FT)



SECOND FLOOR
 APPROX FLOOR
 AREA 33.8 SQ M
 (364 SQ FT)

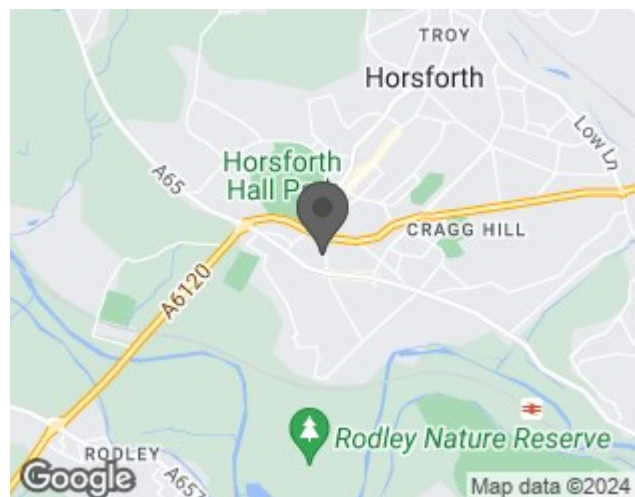


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2024. Produced for Hunters Property Group. REF: 1103194

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Rose Terrace is a charming three-bedroom stone terrace located in central Horsforth, conveniently close to local amenities and the vibrant atmosphere of New Road Side and Town Street. Additionally, it offers easy access to the picturesque Hall Park for leisurely strolls.

Key Features:

- Subtly modernised by the current vendors while retaining its character features typical of the property's age.
- Downstairs features stripped floorboards, adding to the property's rustic charm.
- The light and airy lounge is complete with a beautiful log burner, creating a cozy atmosphere.
- Spacious kitchen diner offers ample work surface space and features a fireplace surround, adding to the ambiance.
- Three generously sized bedrooms, one retaining its original fire surround, and a converted loft with a beautiful arch feature wall for added character and charm.
- A sleek, modern four-piece bathroom adds a touch of luxury.
- The property includes a cellar for additional storage.
- Outside, there is a front garden with a pathway leading to the front door.
- The rear of the property boasts a delightful southerly facing patio area with a lawn, enclosed for privacy, and offering lovely views over the allotments and beyond.

This beautiful home is brimming with charm and character and must be seen to be fully appreciated. Contact us today to schedule your viewing appointment.

Features

- THREE BEDROOM TERRACE • POPULAR CENTRAL HORSFORTH LOCATION • MOVE IN READY • KITCHEN / DINER • SLEEK MODERN BATHROOM • ENCLOSED GARDEN AND PATIO TO REAR • LOVELY VIEW OVER THE ALOTMENTS • EPC RATING:- E • COUNCIL TAX BAND:- C