

# HUNTERS®

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**82 Bletchley Road, Horsforth, LS18 4FG**

**Offers Over £500,000**

**Property Images**



## Property Images





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## Property Images





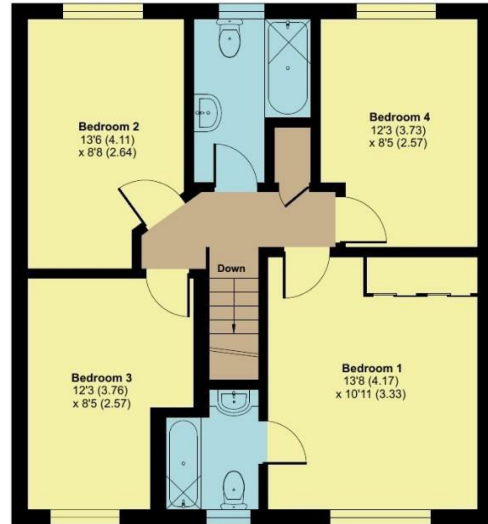
## Bletchley Road, Horsforth, Leeds, LS18

Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 76 sq ft / 7 sq m

Total = 1312 sq ft / 121.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters Property Group. REF: 1151980

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		99	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Bletchley Road, Horsforth is a superbly presented four-bedroom detached home in the heart of the ever-popular Horsforth Vale development. Close to the local store, Horsforth community, sought-after schools, and transport links.

### Key Features:

- This fantastic detached home has been upgraded and altered by the current vendors, making it show home ready once again!
- Vestibule area leading to the lounge with a bay window and fitted blinds.
- Sleek modern kitchen/diner features integral appliances and offers access to the rear garden.
- Utility room keeps everything out of sight with convenient access to the rear garden.
- Downstairs Study/Playroom, the vendors have made fantastic use of space, creating a versatile area perfect for any growing family.
- Four good-sized bedrooms, the master bedroom boasts a large window allowing plenty of natural light, fitted wardrobes, and an en-suite for added convenience.
- House bathroom with a shower over the bath.
- Boarded loft space provides additional storage.
- Off-street parking available at the front of the property with access to half garage space featuring an upgraded electric door.
- South facing rear garden features owned solar panels, a lawn with a decking patio area, and a large shed store, all level and safe for the family to enjoy.

This home is beautifully presented and has been subtly upgraded by the current vendors, making this a property you need to view! Call today to schedule your viewing and make this house your new home.

## Features

- DETACHED FOUR BEDROOM HOME • POPULAR HORSFORTH VALE DEVELOPMENT • KITCHEN / DINER SEPARATE UTILITY • STUDY / PLAYROOM • MASTER EN-SUITE • SOUTH FACING GARDEN • OWNED SOLAR PANELS • COUNCIL TAX BAND:- E • EPC RATING:- A