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16 Melrose Grove, Horsforth, Leeds, LS18 4DB

Guide Price £270,000

Property Images



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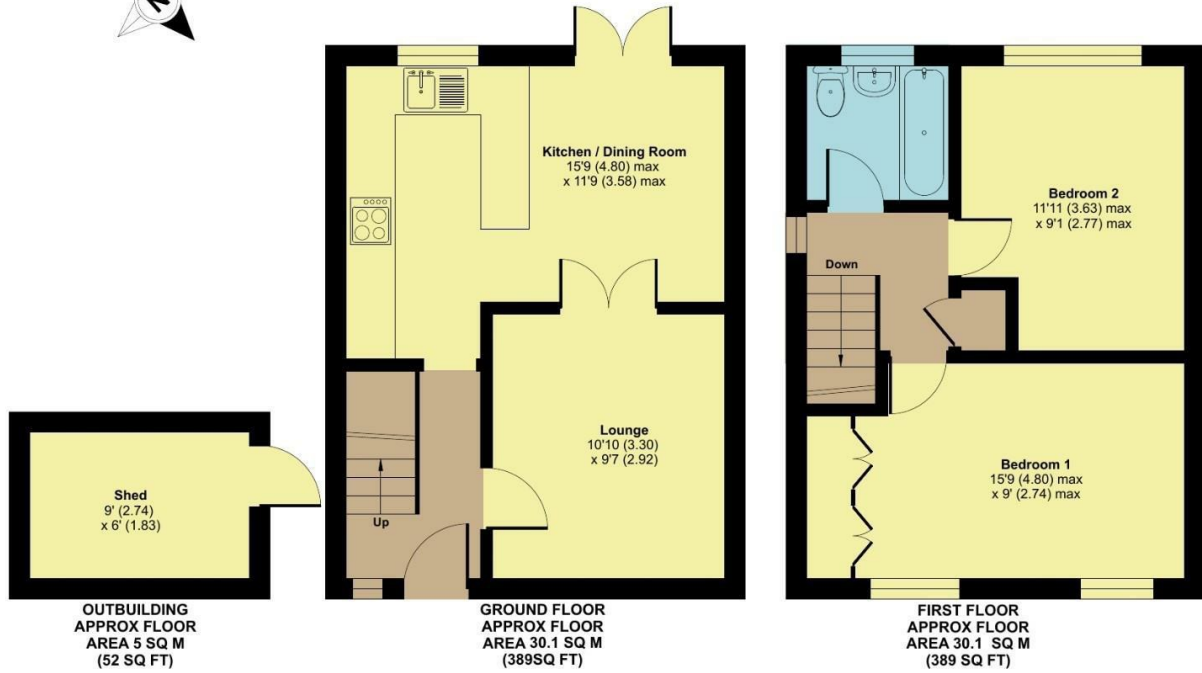
Melrose Grove, Horsforth, Leeds, LS18

Approximate Area = 650 sq ft / 60.3 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 704 sq ft / 65.4 sq m

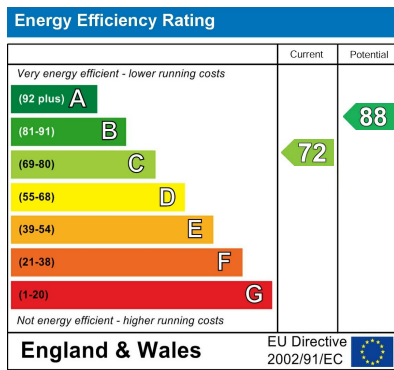
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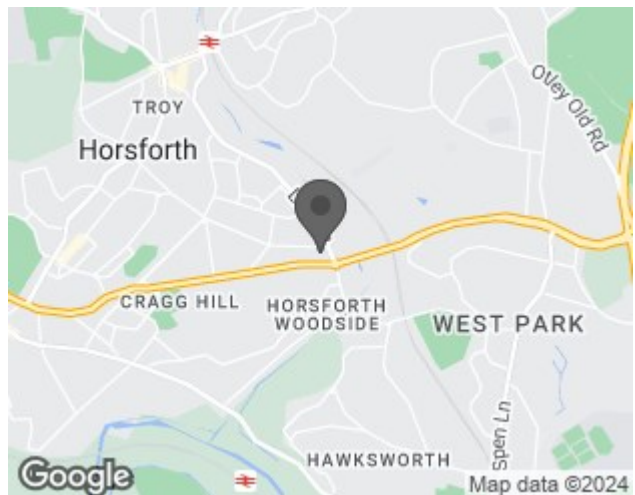
Certified Property Measurer

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: 1163804

EPC



Map



Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Welcome to Melrose Grove, Horsforth – a beautifully presented two-bedroom semi-detached home nestled in a tranquil cul-de-sac. This popular location boasts proximity to local amenities and excellent transport links, making it an ideal choice for many.

- This was the vendor's first home, and it is evident they have loved modernising it throughout.
- Entrance hallway with understairs storage.
- Living room with picture frame window and double doors to the kitchen/diner.
- Modern, sleek kitchen/diner with integral appliances, breakfast bar, and dining area with double door access to the rear garden, creating the perfect entertaining space.
- Two double bedrooms, with the master being larger than average and featuring built-in wardrobe storage and stunning views.
- Stylish house bathroom with vanity unit and shower over the bath.
- Low maintenance front lawn area with driveway.
- Rear garden with patio area, lawn, and fenced boundary with hot tub space (should you wish), making this a lovely entertaining space to relax and unwind with friends and family.
- Large corner plot with potential to extend, subject to planning permissions.

This well-presented home is a fantastic starter opportunity for you to make cherished memories. Call today to book your viewing and not miss out on this wonderful opportunity!

Features

- SEMI DETACHED - TWO BEDROOM • LARGE CORNER PLOT • MODERNISED THROUGHOUT • KITCHEN / DINER WITH BREAKFAST BAR • DELIGHTFUL REAR GARDEN • DRIVEWAY • CLOSE TO LOCAL AMENITIES • COUNCIL TAX BAND:- A • EPC RATING:- C