

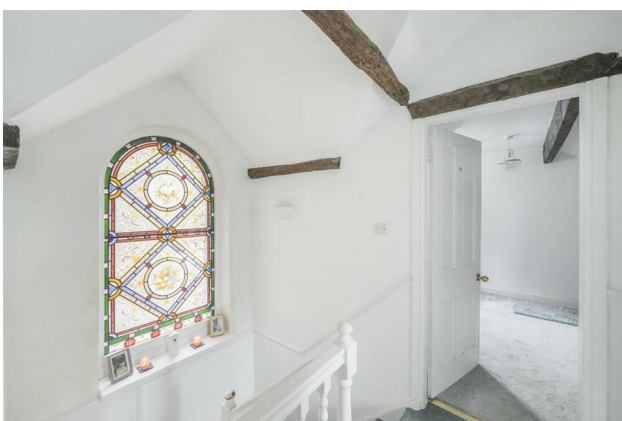
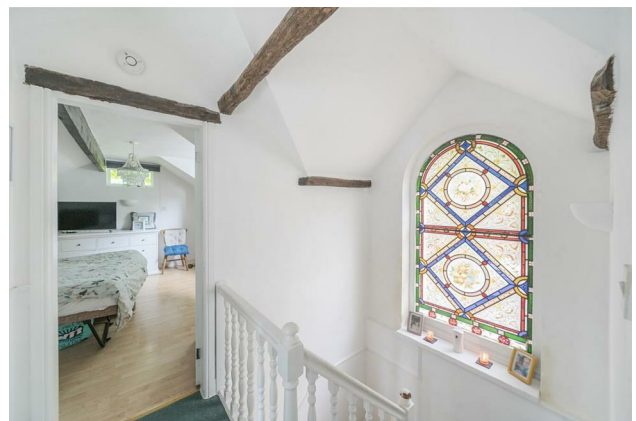
# HUNTERS®

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## The Coach House, Horsforth LS18

Guide Price £260,000

Property Images





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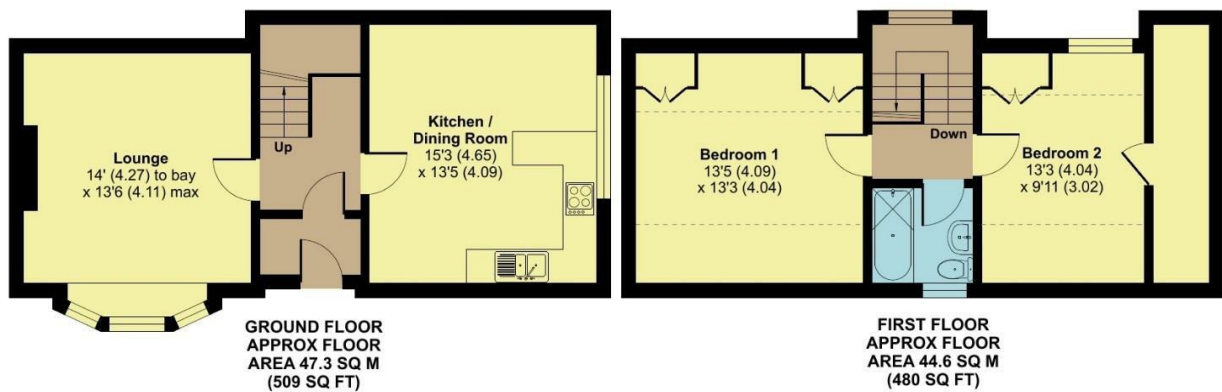
## Property Images



## Floorplan

### Clarence Road, Leeds, LS18

Approximate Area = 835 sq ft / 77.6 sq m  
 Limited Use Area(s) = 154 sq ft / 14.3 sq m  
 Total = 989 sq ft / 91.9 sq m  
 For identification only - Not to scale

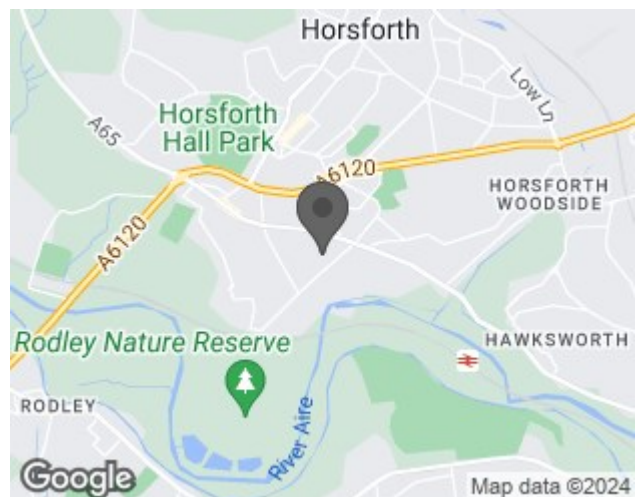


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nls-ecom 2024. Produced for Hunters Property Group. REF: 1167492

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</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 - Terraced Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

The Coach House, Clarence Drive, Horsforth is a unique two-bedroom stone terrace situated in a fantastic position with the amenities of New Road Side just a stone's throw away. Excellent bus and train commute links nearby make this a desirable opportunity for a range of buyers, whether you're just stepping onto the housing ladder or looking to downsize.

### Key Features:

- This rare property features original beams throughout, adding to its unique character and charm making it hard not to love.
- Entrance vestibule perfect for coats, shoes, and other outdoor gear, leading to a hallway with under-stairs storage.
- Generous Living Room, includes an inglenook fireplace, exposed beams, and a large deep bay window overlooking the courtyard.
- Kitchen/Diner features a tiled floor, a pantry store, and a good range of base and eye-level units.
- Landing, highlighted by a large stained glass window, a striking feature and conversation piece.
- Two generous bedrooms both bedrooms come with fitted wardrobe space, eaves storage, and beautiful exposed beams.

## Features

• CHAIN FREE • TWO BEDROOMS TERRACE PROPERTY • CHARACTER AND CHARM IN ABUNDANCE • EXPOSED BEAMS • UNIQUE RARE PROPERTY TO MARKET • POPULAR LOCATION • COMMUNAL COURTYARD • ALLOCATED PARKING SPACE • COUNCIL TAX BAND:- D • EPC RATING:- D