

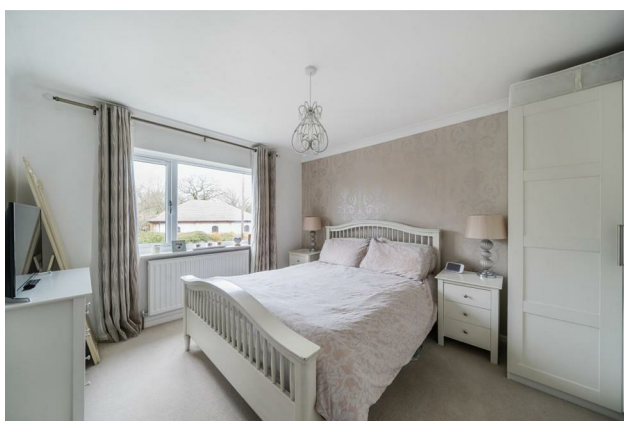
HUNTERS®

HERE TO GET *you* THERE

Church Avenue, Horsforth, LS18

Guide Price £270,000

Property Images



Property Images

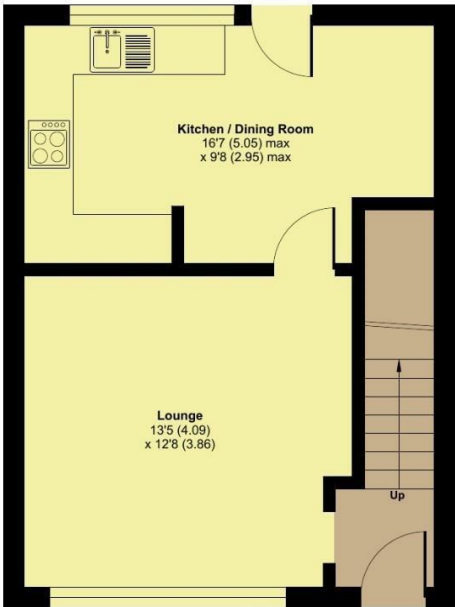


Floorplan

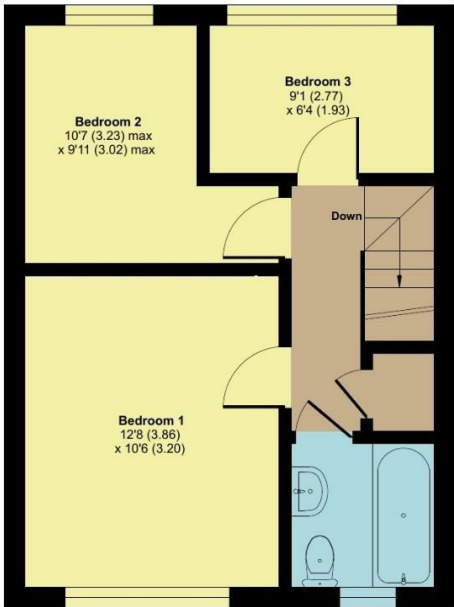


Church Avenue, Horsforth, Leeds, LS18

Approximate Area = 762 sq ft / 70.7 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 35.3 SQ M
(381 SQ FT)




FIRST FLOOR
APPROX FLOOR
AREA 35.3 SQ M
(381 SQ FT)

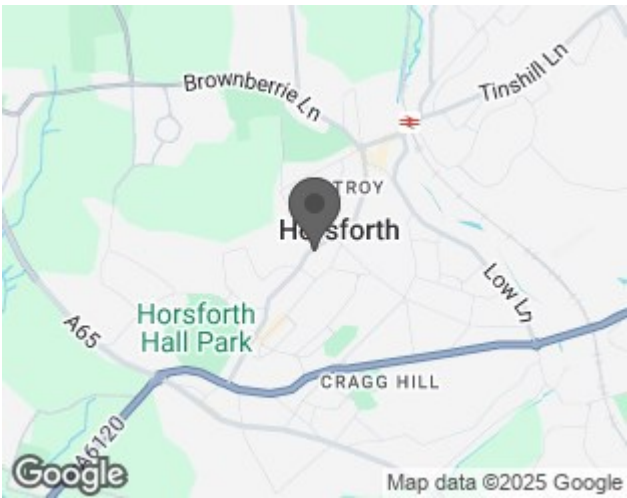


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1220839

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(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 - Terraced Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

Welcome to Church Avenue, Horsforth – an exceptional home ideal for first-time buyers or those looking to downsize. Immaculately presented and move-in ready, this property enjoys a prime location, close to Horsforth's vibrant amenities including popular bars, restaurants, schools, excellent bus links, and Horsforth Train Station.

Key Features:

- **Beautifully Modernised:** The current vendors have thoughtfully updated this home, ensuring a modern and welcoming feel throughout.
- **Entrance Vestibule:** A charming and practical entryway.
- **Spacious Lounge:** Featuring contemporary fitted shutter blinds, this light-filled living space is perfect for relaxing and entertaining.
- **Modern Kitchen/Diner:** A well-appointed kitchen with ample work surfaces, base and eye-level units, and a dining area. The space also includes a handy pantry and direct access to the delightful rear garden.
- **Three Bedrooms:** The master bedroom is situated at the front of the property, while the second and third bedrooms are at the rear. The third bedroom is currently used as a home office, offering flexibility to suit your needs.
- **Stylish Bathroom:** The bathroom boasts a "P"-shaped bath with a shower overhead, a towel radiator, and modern finish.
- **Fully boarded loft with ladder access**
- **Exterior:** The front of the property features a gated lawn with a neat hedge boundary and a pathway leading to the front door. The rear garden is a standout feature, offering a beautiful, enclosed space with a patio, lawn, and fencing for privacy. A gate provides access to your driveway offering off street parking and garage in a block, enhancing the property's practicality, there is access to permit parking at the rear.

This home is a fantastic opportunity in a highly sought-after location. With its blend of style, functionality, and charm, it's a property you won't want to miss.

Book your viewing today and prepare to fall in love with your next home!

Features

• MID TERRACE • THREE BEDROOMS • MODERNISED AND MOVE IN READY • KITCHEN / DINER • BEAUTIFUL FULLY ENCLOSED REAR GARDEN • PARKING TO REAR AND GARAGE • FANTASTIC LOCATION CLOSE TO ALL AMENITIES • EPC RATING:- C • COUNCIL TAX BAND:- C