

# HUNTERS®

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**Bridge Wood Close, Horsforth, LS18**

**Guide Price £290,000**

**Property Images**

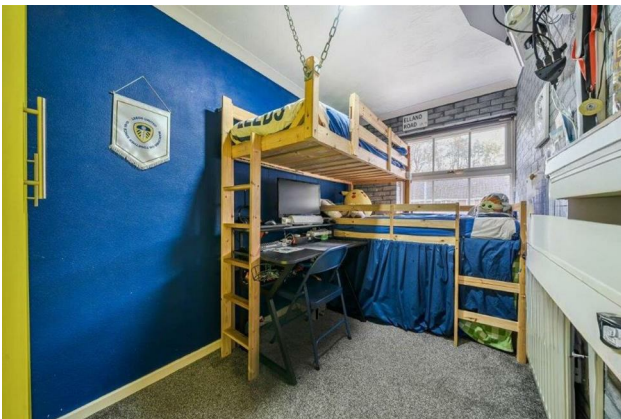




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## Property Images





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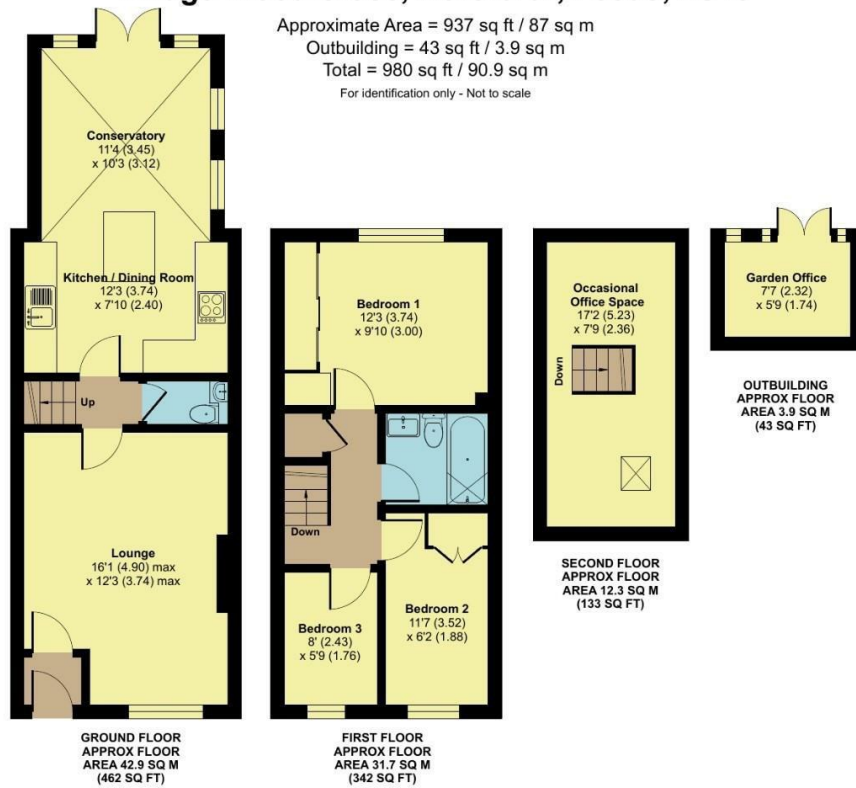
## Bridge Wood Close, Horsforth, Leeds, LS18

Approximate Area = 937 sq ft / 87 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 980 sq ft / 90.9 sq m

For identification only - Not to scale

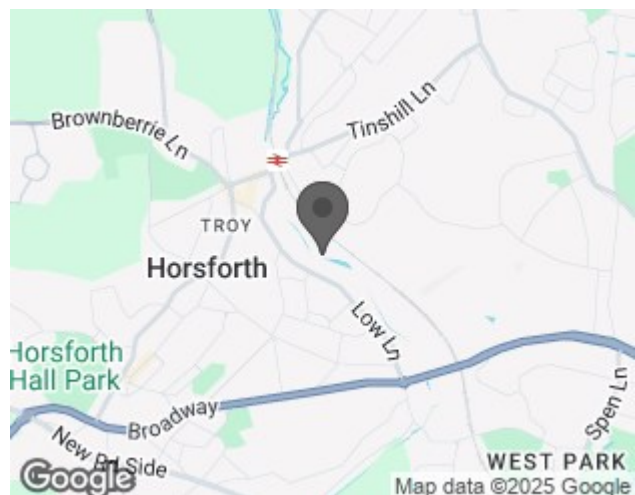


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1373224

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Welcome to Bridge Wood Close, Horsforth - A beautifully presented home, perfect for first-time buyers or those looking to downsize. Move-in ready and ideally located close to Horsforth's vibrant amenities — including popular bars, restaurants, highly regarded schools, excellent bus links, and Horsforth Train Station — this property also enjoys a peaceful woodland outlook to the rear.

## Key Features

- Modernised & Extended – Thoughtfully improved by the current owner to create a stylish, functional, and inviting home.
- Welcoming Spacious Lounge – A cosy, beautifully styled living area ideal for relaxing and unwinding.
- Extended Modern Kitchen/Diner – The heart of the home, boasting a sleek fitted kitchen with island, ample worktop space, and integrated appliances including oven, hob, and fridge-freezer. A snug seating area opens directly to the rear garden — perfect for entertaining or everyday living.
- Downstairs WC – Conveniently located on the ground floor.
- Three Bedrooms – The spacious master bedroom to the rear with fitted wardrobes and offers beautiful woodland views through a picture-frame window. The second bedroom also includes fitted wardrobes for convenient storage.
- Modern Bathroom – Compact yet elegant, featuring clean modern lines and a tranquil ambiance for relaxation.
- Occasional room in loft has pull down ladder - currently used as office
- The front of the property benefits from off-street parking and a pathway to the front door.
- The south facing rear garden is low-maintenance providing the perfect space for entertaining, complete with a beautiful outdoor home office offering versatility for work or leisure.
- A private garage located in the block of garages.

From the moment you step inside, this home exudes warmth, comfort, and contemporary style. The thoughtful blend of modern and homely charm ensures it will capture your heart.

Don't miss your chance to make this property your new home – book your viewing today

## Features

- COMPLETE UPWARD CHAIN • EXTENDED THREE BEDROOM • MOVE IN READY • DOWNSTAIRS WC • SUMMER HOUSE / HOME OFFICE • SOUTH FACING REAR GARDEN • DRIVEWAY AND GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- C