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**Melrose Grove, Horsforth, LS18**

**Guide Price £250,000**

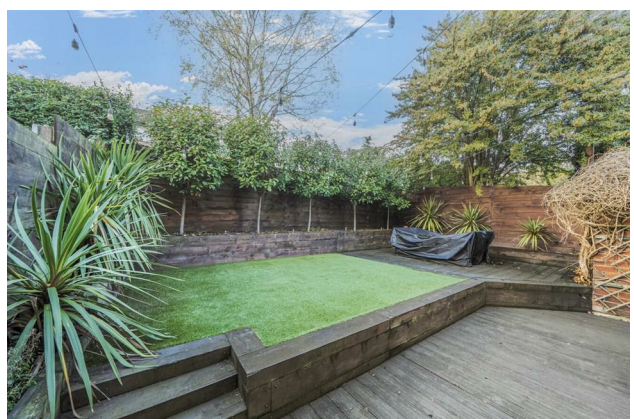
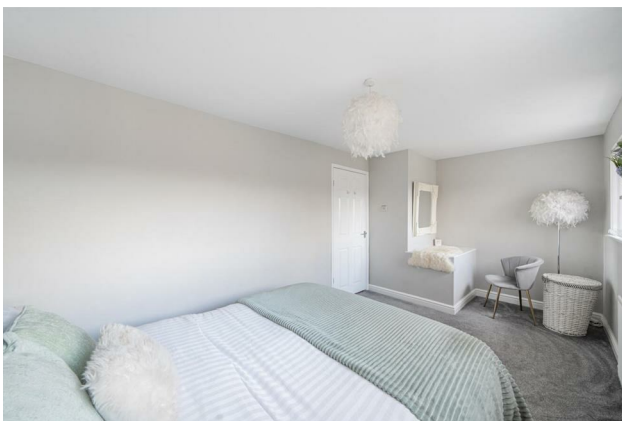
**Property Images**



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## Property Images



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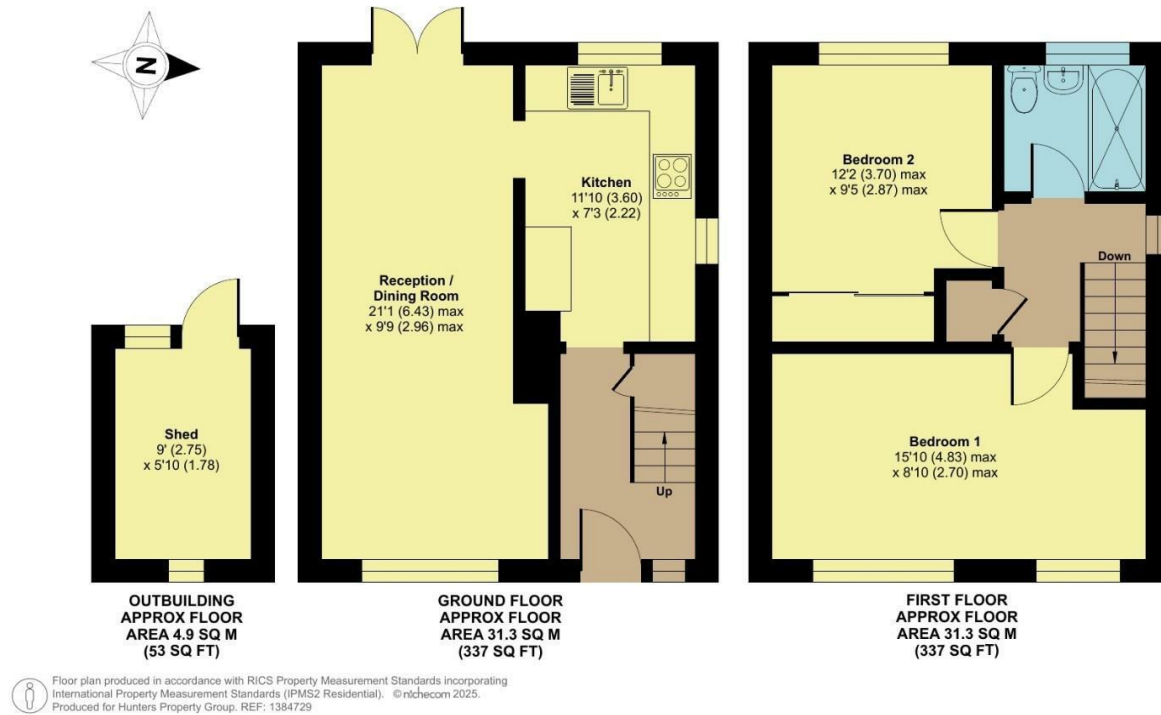
## Melrose Grove, Horsforth, Leeds, LS18

Approximate Area = 674 sq ft / 62.6 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 727 sq ft / 67.5 sq m

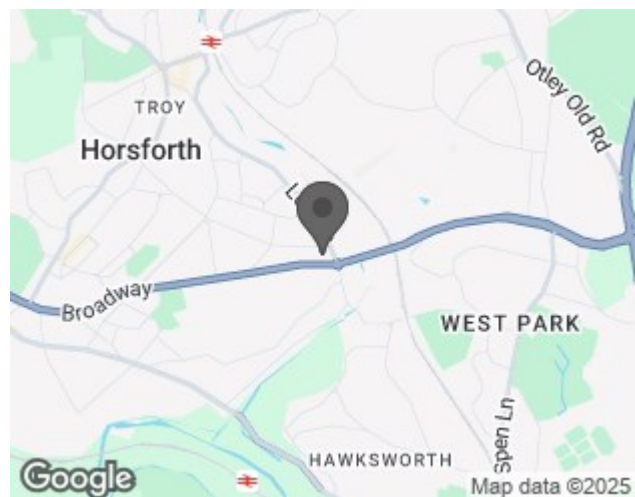
For identification only - Not to scale



## 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>                            | 71                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (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 - End Terrace Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

Welcome to Melrose Grove, Horsforth – a beautifully presented two-bedroom end-terrace home tucked away in a peaceful cul-de-sac.

Located in the ever-popular suburb of Horsforth, this home benefits from a vibrant community atmosphere and an excellent range of amenities. From independent cafés, restaurants, and boutique shops along Town Street, to well-regarded schools, scenic walking routes, and plentiful green spaces, Horsforth offers something for everyone. Superb transport links, including bus and rail connections into Leeds and beyond, make it an ideal location for commuters and families alike.

The current vendor has loved this property as their first home and has thoughtfully updated it over time, including adding a driveway and landscaping the garden.

### Property Highlights:

- Entrance Hallway with under-stairs storage
- Spacious Living Room with a dual-aspect front window providing privacy thanks to the elevated position, plus patio doors opening onto the delightful rear garden—perfect for entertaining.
- Well-Appointed Kitchen offering ample storage and worktop space, with convenient side door access.
- Two Double Bedrooms – the master is larger than average and enjoys stunning views, while the second benefits from built-in wardrobe storage.
- Stylish House Bathroom featuring a vanity unit and shower over the bath.
- Externally, the front includes a private driveway. To the side, a paved area and shed offer useful storage and potential to extend (subject to planning permission).
- The Rear Garden is both charming and low maintenance, featuring a patio, sleeper borders, and artificial lawn—an ideal space to relax and unwind with friends and family.

This wonderfully maintained home is a fantastic starter property, ready for you to make your own. Call today to arrange your viewing and avoid missing out on this lovely opportunity!

## Features

- TWO BEDROOM END TERRACE • DRIVEWAY • CUL DE SAC LOCATION • MOVE IN READY • PRIVATE REAR GARDEN • MODERN BATHROOM • CLOSE TO LOCAL AMENITIES • EPC RATING:- C • COUNCIL TAX BAND:- A