

£319,950

Bank Avenue, Horsforth, LS18



Guiseley: 86 Otley Road, Guiseley LS20 8BH t :01943 876888 f:01943 876111
e: info@blueresidential.co.uk w. www.blueresidential.co.uk

 **rightmove**.co.uk
The UK's number one property website





SALES • LETTINGS AND MANAGEMENT • HIPS • CONVEYANCING, FINANCIAL SERVICES & SURVEY SOLUTIONS

A South East double bay fronted two-bedroom semi-detached bungalow accessible to the 'heart' of Horsforth, complete with a beautiful good sized garden that includes front off-street parking for two cars, a rear seating area and patio. The property has a gas central heating system and double glazing with separate kitchen and living room area providing ample space for relaxation and entertainment. Situated in a cul-de-sac location, this property offers easy accessibility to Leeds/Bradford and stunning natural attractions such as Otley Chevin, Baildon, and Ilkley Moor. EPC rating 'D'.

- * SOUTH EAST facing TWO bedroomed UNFURNISHED SEMI DETACHED bungalow
- * GOOD SIZED GARDEN encompassing FRONT off street parking, rear seating area and patio
- * GAS CENTRAL HEATING system and DOUBLE GLAZING system
- * GOOD SIZED bedrooms. SEPARATE and attractive DINING KITCHEN and living room area
- * CUL-DE-SAC located and OFF STREET PARKING
- * ACCESSIBLE to the 'HEART' of Horsforth located in a much sort after central Horsforth location
- * ACCESSIBLE to OTLEY CHEVIN, BAILDON and ILKLEY moor
- * NO CHAIN
- * EPC rating 'D'. Viewing HIGHLY recommended. INTERNAL photographs to view.
- * Minutes from town street new road side hall park and highly regarded schools



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property

HALLWAY PVCu double glazed door to the front and to the rear. Radiator.

LIVING ROOM 14' 2" x 15' 3" (4.33m x 4.65m) PVCu double glazed bay window to front and window to the side. Radiator. Television/cable point. Coving. Yorkshire stone style fireplace, mantel and hearth. Electric fire. Carpet floor finish.

DINING KITCHEN 13' 0" x 12' 10" (3.97m x 3.92m) PVCu double glazed window to the side and rear. Radiator. Downlights. Soapstone style splashback to a butchers style timber work surface with inset single drainer sink unit with mixer tap over. There is a range of base and wall units with under lighting, extractor chimney and hood over a gas hob and electric oven. There are built in cupboards and a walk in cupboard with modern replaced combination boiler.

BATHROOM 5' 8" x 5' 0" (1.74m x 1.54m) PVCu double glazed window to the rear. Marble effect tiled walls. Radiator. Vanity cupboard with mirrored door. Two piece suite in white encompassing a pedestal wash hand basin and paneled bath. Vinyl floor finish.

WC 5' 7" x 2' 5" (1.71m x 0.75m) PVCu double glazed window to the rear. Part tiled walls. Low level WC in white. Tiled floor finish.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property



BEDROOM ONE 14' 2" x 11' 6" (4.33m x 3.51m) PVCu double glazed bay window to the front. Radiator. Telephone point. Carpet floor finish.

BEDROOM TWO 11' 4" x 11' 3" (3.46m x 3.43m) PVCu double glazed bay window to the rear. Radiator. Carpet floor finish.

EXTERNAL

FRONT Lawned area with flower, tree and shrub border. Gravelled area for 2 x vehicles.

REAR Tiered garden with lawned area, patio seating area and shed.

These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property



OTHER INFORMATION

COUNCIL TAX Online enquiries confirm the council tax band as 'C' which is £1,827.21 for 2024/25.

EPC The EPC rating is 'D'.



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firm's employment has the authority to make or give representation or warranty in respect of this property

Bank Avenue, Horsforth, LS18 4QX

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

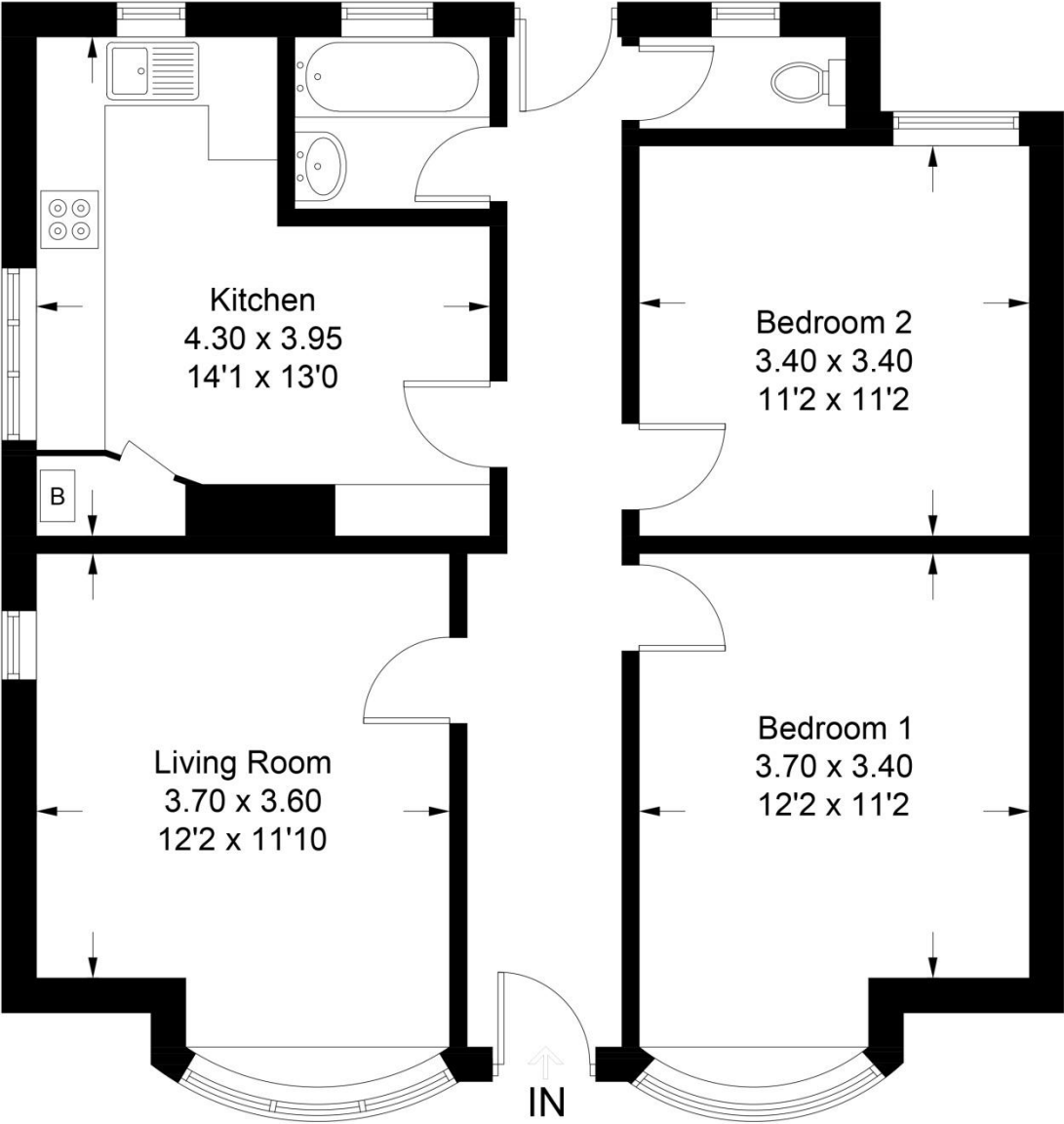


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1087927)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Blue Residential

86 Otley Road, Guiseley, Leeds LS20 8JR
 Tel: 01943 876888
 Fax: 01943876111

W: www.blueresidential.co.uk
 E: info@blueresidential.co.uk

Opening Hours

Monday – Friday 9am – 5:30pm

Saturday 9am – 4pm

 **rightmove.co.uk**
 The UK's number one property website



These particulars are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact. No person in this firms employment has the authority to make or give representation or warranty in respect of this property