



## 23 Clarence Mews, Horsforth, Leeds, LS18 4EP

Chain Free! A well presented three bedroom semi-detached house in Horsforth.

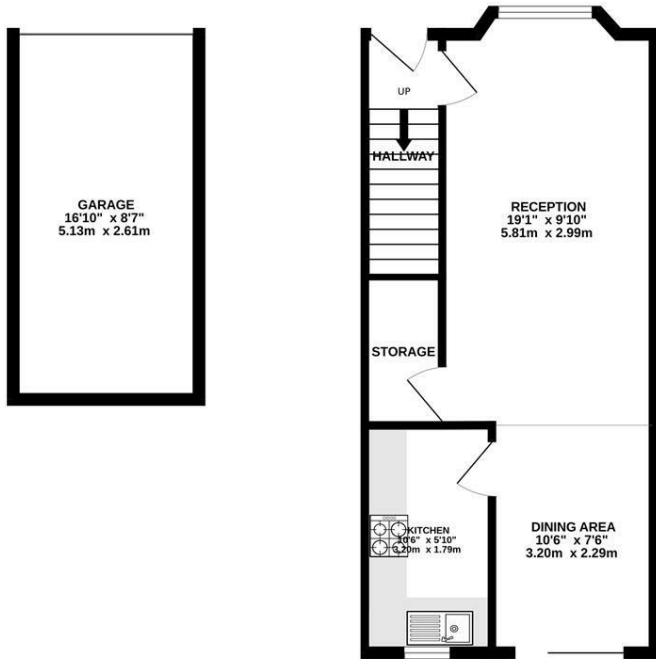
With a private driveway, a wrap-around garden and a large separate garage, this house has exceptional curb appeal. Internally, the reception rooms span the full length of the ground floor, and contains a bay window to the front and sliding patio doors to the rear. A separate kitchen with fitted appliances overlooks the rear garden. Upstairs, the two double bedrooms are accompanied by a third smaller room. The house bathroom contains a bath and shower over.

The rear garden is south facing and enjoys views across Horsforth and beyond. Clarence Mews is a beautiful, quiet cul de sac with nearby access to Tesco Express and bus routes along New Road Side.

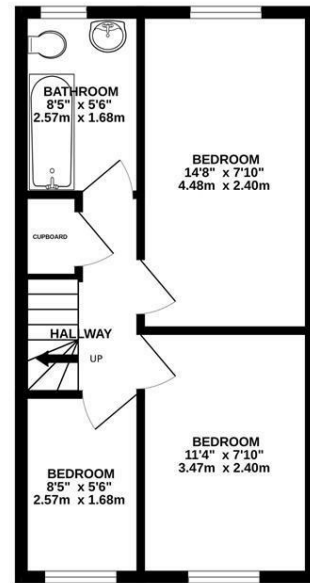
- Recently Installed and Serviced Boiler
- New Windows
- New Doors
- Large Garage
- Quiet Cul De Sac
- South Facing
- No Chain

**£324,950**

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA ; 881 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |