



35 Rose Avenue, Horsforth, Leeds, Yorkshire, LS18 4QE

A traditional three bedroom house in the centre of Horsforth.

This mid-terrace property opens into a large living room with hard wood floor and decorative brick fireplace surround. The kitchen contains fitted appliance and access to the private back yard. A large storage basement is also accessed from the kitchen. Upstairs there are three double bedrooms located across two floors. The house bathroom is accompanied by a separate W.C.

Rose Avenue is a quiet and charming road opening onto focal New Road Side, which contains local shops, bars, supermarkets and restaurants.

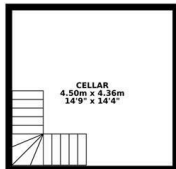
The property is tenanted until 14th June 2025 at a passing rent of £1,380pcm, so can be available vacant or as a going investment. The property has established use as a HMO.

- Tenanted or Vacant
- C4 HMO Usage
- Chain Free
- On Street Parking
- Original Features
- Large Basement

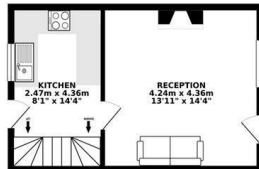
£249,950

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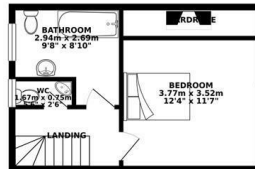
BASEMENT 19.62 sq. m.
(211.17 sq. ft.)



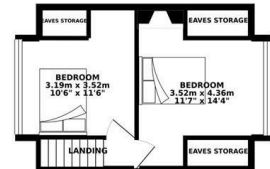
GROUND FLOOR 29.26 sq. m.
(315.00 sq. ft.)



1ST FLOOR 29.26 sq. m.
(315.00 sq. ft.)



2ND FLOOR 27.60 sq. m.
(297.04 sq. ft.)



TOTAL FLOOR AREA : 105.74 sq. m. (1138.21 sq. ft.) 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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