



# Albert Place

Horsforth, LS18 5AE



# Introduction

Albert Place is the perfect spot for those looking for a sense of community and neighbourliness. Situated amongst a picturesque run of period stone built properties, this stylish and attractive home is immaculately presented and oozes character, charm and cosiness.

Deceptively large, with over 1300sq ft of space, every corner has been utilised to create a practical and useful home. Even the vaulted cellar offers a tasteful kitchen, office/work space and comms/utility room.

Albert Place couldn't be better located for all that Horsforth has to offer. A short walk see you reach Town Street where you can enjoy coffee at Woodlawn or Truly Scrumptious, Pizza at Il Forno Pizza or fine food at The Ford. Aside of the luxuries, there high street is set up with pharmacies, options and Morrisons for all those practical life essentials.

Horsforth train station is a 7 minute walk away and Leeds Ring Road offers easy commuting to Leeds City Centre, East and West Leeds.

Enter into the dining/hallway and you are met with an open plan space featuring the original stone fireplace and newly installed wood burner. The large living room is well designed and offers the ideal space to relax and get cosy. The mullioned windows offer light in abundance (on a sunny day!)

To the first floor are two large double bedrooms. The master bedroom is light and airy with column radiator, mullioned window and lots of space. The second double is equally as light and decorated in a bright neutral style. The house bathroom is modern and spacious featuring large format tiles, a three piece white suite including over bath shower and large vanity sink.

The enclosed garden is established with a well-maintained lawn, patio area and delightful borders. There are two patios, ideal for capturing the sun at various times of the day. The stone patio offers the perfect place to sit and take coffee (or your drink of choice). The property benefits from a shed, ideal for additional storage.

Parking is on-street.

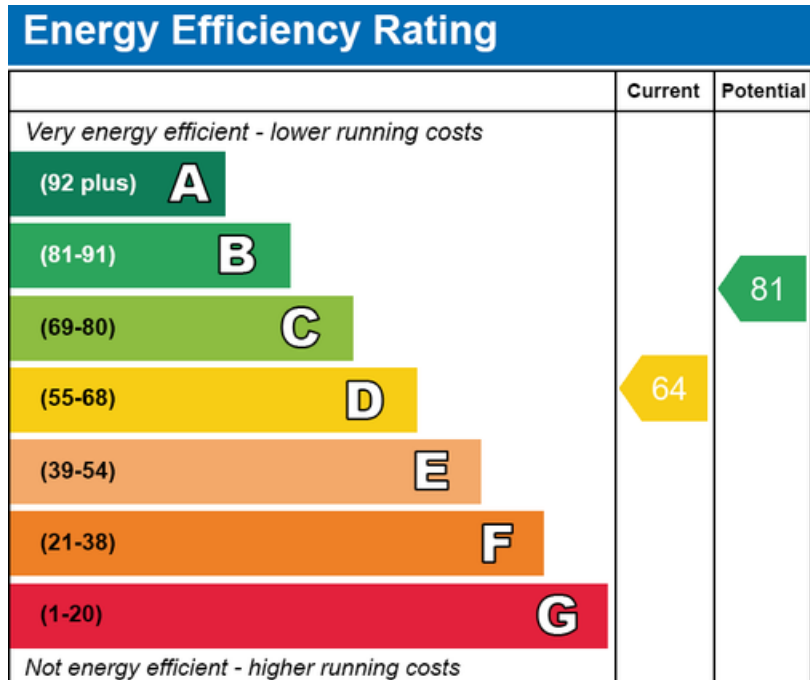
The house has potential for extension subject to relevant permissions, as the current owner has drawn plans for an attic conversion to create a third bedroom/en-suite bathroom.

# Key Features

- Approximately 1300 sq ft
- Original features and lots of character
- Feature Stone Fireplace, gas and wood burners.
- Stone built
- Good-sized enclosed garden with breakfast patio
- Central Location
- Well positioned for amenities, facilities and schools







## AREA GUIDE

This home is in a sought after and prime central location. There is easy access to the A6120 Leeds Ring Road as well as being a short 5 minute drive from Kirkstall Forge and 7 minute walk to Horsforth Train Station. For those commuting by bus, regular and frequent routes run along the A65 offer direct access to Leeds City Centre.

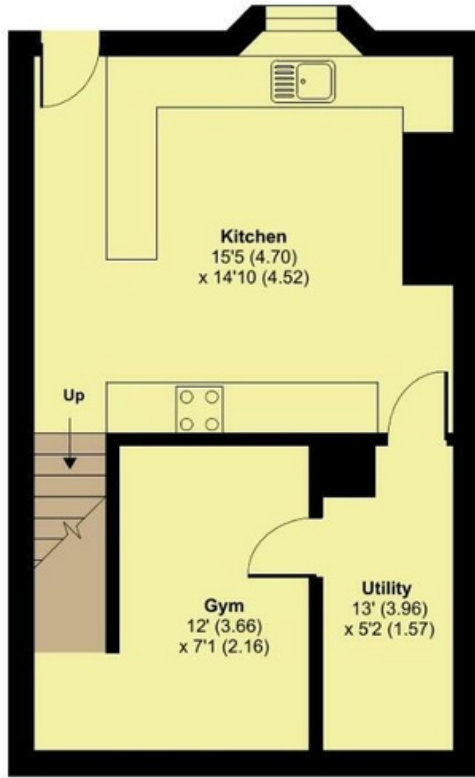
PROPERTY TYPE	Stone built mid terrace
BEDROOMS	2
RECEPTION ROOMS	2
BATHROOMS	1

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment

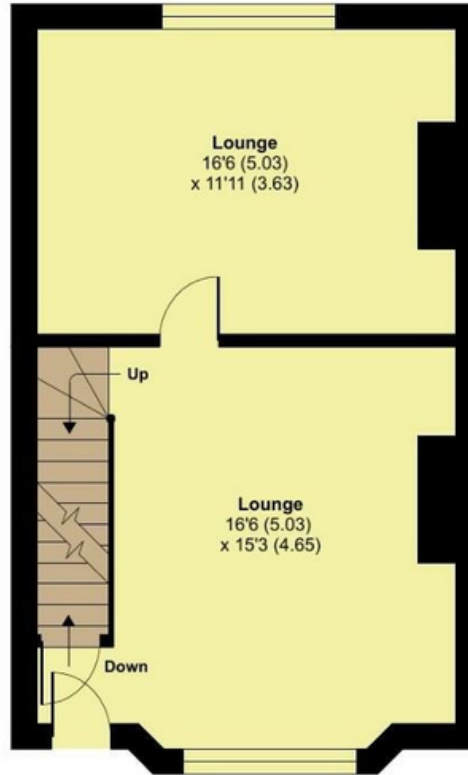
# Albert Place, Horsforth, Leeds, LS18

Approximate Area = 1369 sq ft / 127.1 sq m

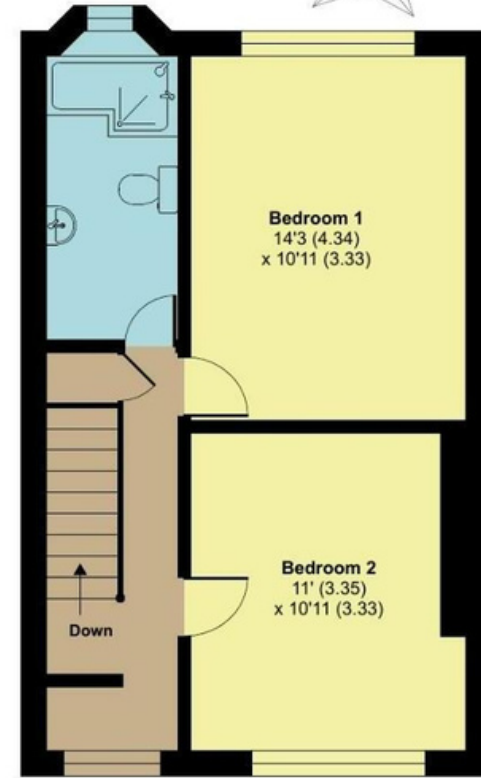
For identification only - Not to scale



**LOWER GROUND FLOOR**  
APPROX FLOOR  
AREA 42.2 SQ M  
(455 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 42.7 SQ M  
(460 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 42.1 SQ M  
(454 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcicorn 2022. Produced for Hunters Property Group. REF: 951643

## General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.

Domus Residential - Moor Cottage, Moor Lane, LS17 9HN - 07962231298

info@domusresi.co.uk - www.domusresi.co.uk