



Featherbank

Walk

Horsforth, LS18 4QN



# Introduction

PERFECT FIRST TIME BUYER OR DOWNSIZER HOME. Close to shops, coffee houses, bars and restaurants. Easy access to A65 for quick commuting to Leeds or Ilkley. Renovated, updated and well presented. Move in, unpack and enjoy being in the HEART OF HORSFORTH.

Offering a fantastic location in this sought after central Horsforth location, this well presented and maintained 1930's three bedroom terrace, family home is with close walking distance to local amenities including coffee shops, craft beer bars and pubs and a fantastic variety of restaurants. Within a stones through are several highly regarded schools as well as Hall Park, Horsforth and Kirkstall Forge train stations as well as excellent bus and road links.

The property briefly comprises of a south-facing light, bright living room with large bay window. Open and modern kitchen/diner offering access to the rear garden. Upstairs are the three bedrooms, two doubles and single, perfect as a nursery or work-from-space. The bathroom is spacious and modern with white vanity sink, back to wall toilet and over bath plumbed shower with Crittall style shower screen. Outside, to the rear is a pleasant, mainly paved garden - perfect for enjoying coffee on a morning or relaxing on a summer evening.

Schooling – The nearest primary school is Featherbank Primary which is currently Ofsted Outstanding and the nearest High School is Horsforth High School. Bradford and Leeds Grammar are all within a 20 minute commute.

Services – We are informed that the property is Freehold and connected to mains services for water, electricity and gas. The property has a broadband connection.

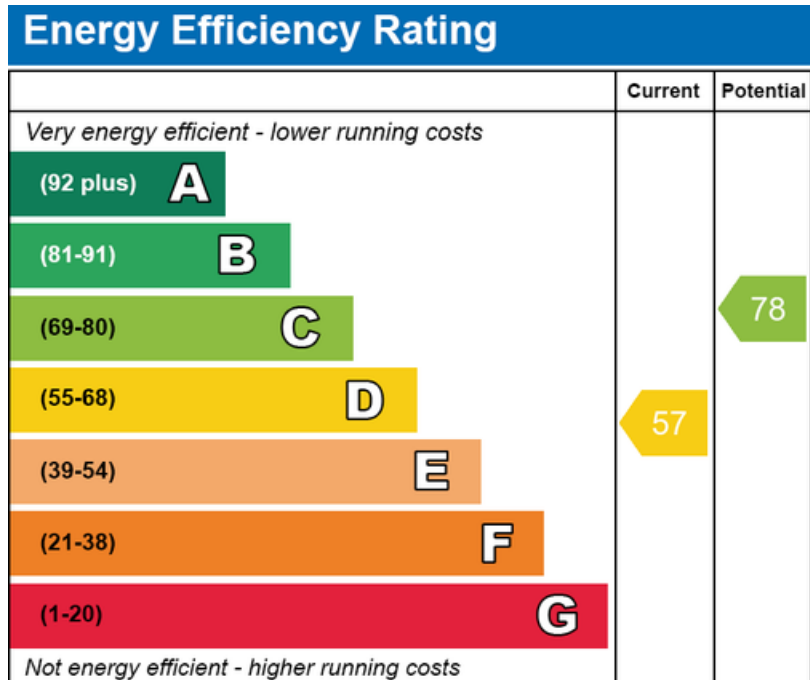


## Key Features

- Approximately 856 sq ft
- 1930'S mid terrace home
- Open plan dining/kitchen.
- Attractive character and style
- Three Bedrooms
- Modern Bathroom
- Garden front and rear
- Central Horsforth Location
- Well positioned for amenities, facilities and schools







## AREA GUIDE

This is a prime central location within Horsforth. Within close proximity you find an arrange of great eateries including Pooky's and The Three Swords. Bars, shops and coffee houses are varied and offer everything for even the most discerning. There are gyms, cricket, bowls, rugby, golf and running clubs. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station runs down to Leeds City Centre in just 8 minutes and out to Ilkley. The Ring Road (A6120) and the (A65) provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate. A regular bus service runs into Leeds and out to Leeds Bradford Airport.

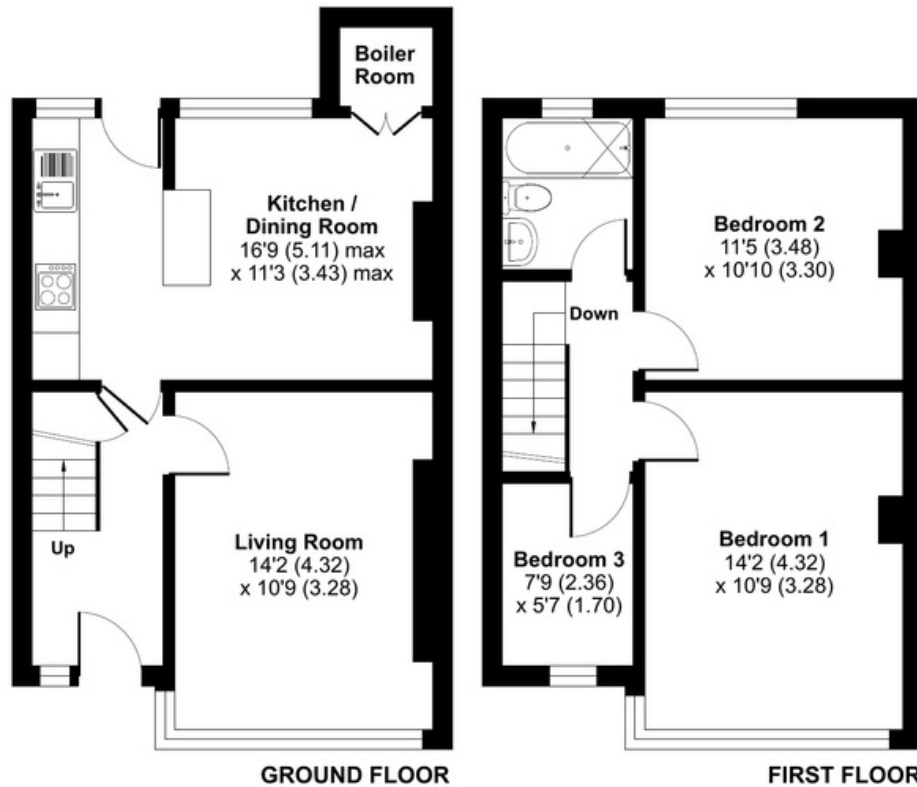
PROPERTY TYPE	Brick built mid terrace
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	1

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

# Featherbank Walk, Horsforth, Leeds, LS18

Approximate Area = 857 sq ft / 79.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Domus Residential. REF: 1091146

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.