



# Victoria Gardens

Horsforth, LS18 4PJ



# Introduction

PULLY RENOVATED FROM HEAD TO TOE, SECONDS WALK TO BARS, RESTAURANTS, SHOPS AND MAIN COMMUTING BUS ROUTES TO LEEDS CITY CENTRE. Close to almost everything! Victoria Gardens has a brand spanking new interior with every room having been stripped back and restored. The garden is unrivalled for a property of this size at 75 ft long!

NB\* Early release of the property details has been approved to enable interested parties a chance to view. External images have been enhanced pending completion of the sown lawn and driveway installation to the front.

A fantastic position in this sought after central Horsforth location. High View House has been fully renovated and modernised to create a home with curb appeal and interior style. This character property has two double bedrooms and a third single room/office/nursery.

Stripped back to the bare bones, the property benefits from a full re-wire, new plumbing including central heating system, new boiler and bathroom and its energy efficiency improved with both internal and external insulation. Re-rendered in silicone render, this presents character with a clean and modern finish which is easy to maintain.

Parking will be added to the front including a drop curb to provide two off-street space and the shared driveway offers access to a large 23m (75ft) re-sown lawned garden which benefits from the sun at most times of the day!

Ideal for most buyers, first timers, downsizers or small families, this home is within close walking distance to local amenities including coffee shops, craft beer bars and pubs and a fantastic variety of restaurants.

Within a stones throw are several highly regarded primary schools.

Should you need to commute, Horsforth and Kirkstall Forge Train Stations are within easy reach and an excellent bus route via the A65 can get you to Leeds City Centre or Leeds Bradford Airport with ease. The property is well placed with convenient road links.

The property briefly comprises of a modern and large open-plan ground floor with inset fireplace (including flue should you wish to install a fire). The light bright kitchen features built-in appliances and under-counter and under-kick-plate lighting as well as plenty of solid stone worktops and a central island.

Benefiting from 7.5ft high ceilings and flanked by windows front, back and side this space is light, bright and airy.

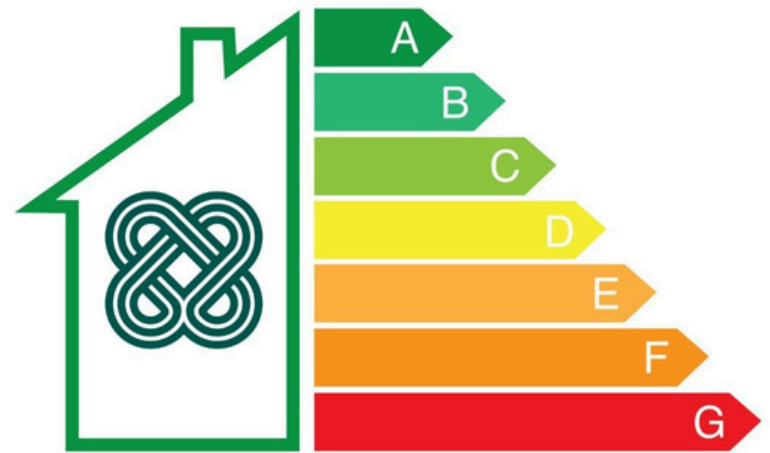
Upstairs the high ceilings feature again, and there are three bedrooms, two doubles and single perfectly suited as a nursery or work-from-home space.

The bathroom is bijou with a plumbed over-bath shower, large sink, vanity unity and mirror and a plumbed towel radiator completes this considered space.

The principle bedroom is light and bright and a corner recess is the ideal location to feature a dressing area and built-in cabinetry.







**Energy Performance Pending**

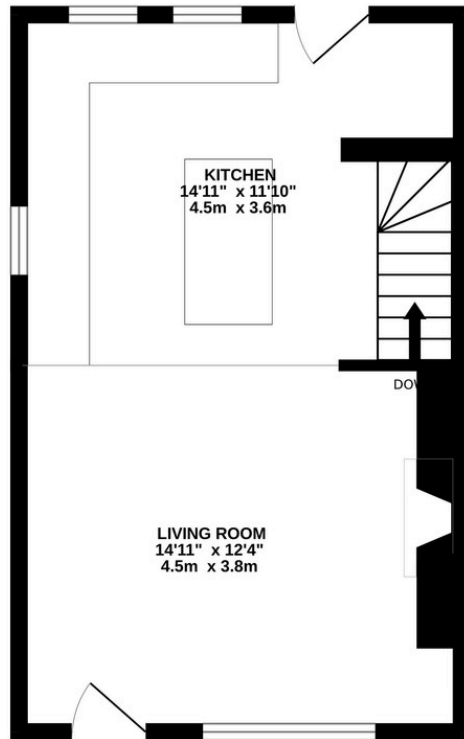
## AREA GUIDE

An incredibly well located periodhouse, positioned in teh heart of Horsforth and within easy walking distance of New Road side where you will find all the local amenities you need as well as recreational facilities, bars, restaurants and eateries. As well as enjoying cosmopolitan life, Victoria Gardents is well positoned for excellent schools.

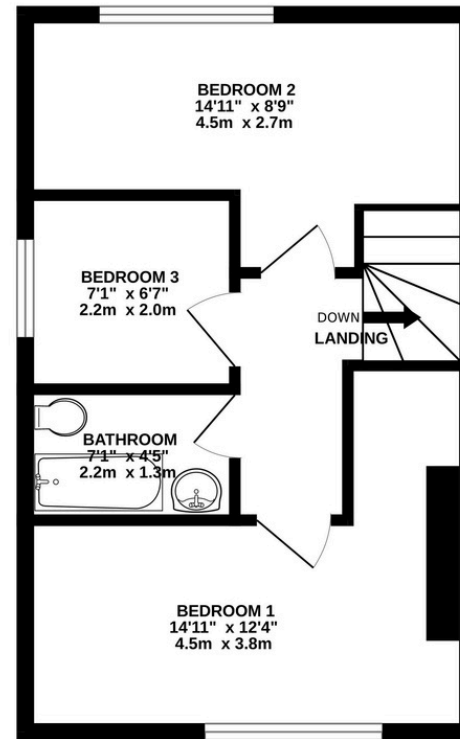
PROPERTY TYPE	Brick, render and concrete
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	1

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

GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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 colour, fixtures and appliances shown have not been factored and no guarantee

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.