



King George  
Avenue

Horsforth, LS18 5NB



# Introduction

PERFECT FIRST TIME BUYER HOME. Close to shops, coffee houses, and the restaurants located on Town Street, King George Avenue offers easy access to the A65 for quick commuting to Leeds or Ilkley and a short walk to Horsforth Train Station for even quicker access to Leeds, Harrogate and York. Benefiting from fantastic space, large room proportions and lots of light, this could be your perfect starter home in this popular North Leeds location.

The property briefly comprises of a large living room with great proportions and lots of space and light. A walk-through dining room offers additional reception space not normally on offer. The kitchen is a fantastic size with ample base and high level units for practical storage. An understairs pantry is perfect for hiding away practical appliances. Included are a built in oven, hob, extractors and fridge/freezer.

The kitchen and dining room are both south facing and offer great views over large green garden.

Upstairs there are three bedrooms, two spacious doubles and a larger than normal single. Far from a box room bedroom three offers space for a single bed, wardrobe or desk if you needed a multi-functional guest/work-from-home space.

The bathroom has been replaced and refurbished and offers a clean modern feel with over bath shower and a floating vanity sink unit.

Outside, to the rear is a 'larger than usual' garden and a south facing patio, ideal for enjoying coffee on a morning, or relaxing in the evening. The property benefits from split level double driveway and garage for storage.

Book your viewing now!

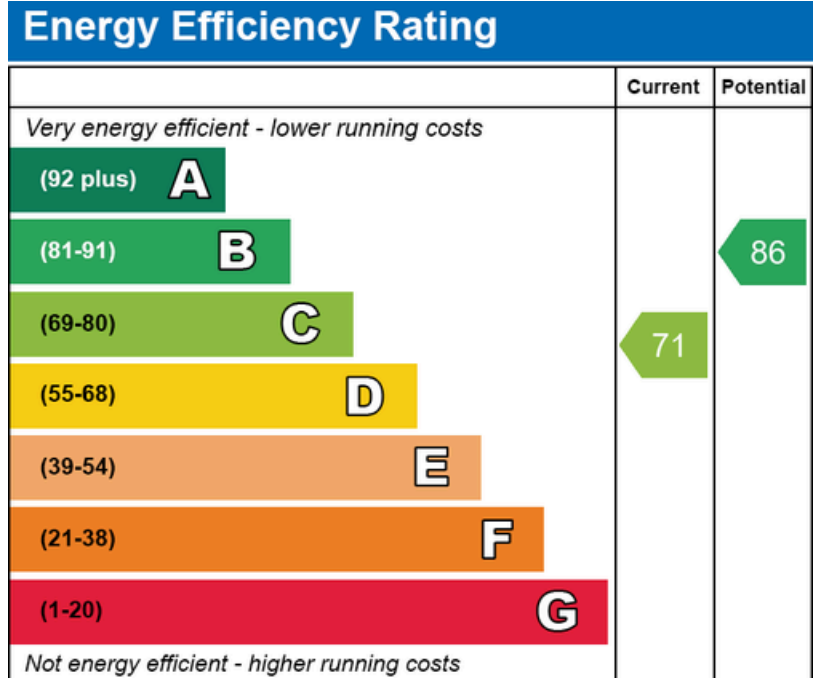
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# Key Features

- Fantastic First Time Buyer Home
- Walking distance to Horsforth Train Station
- Walking distance to shops, bars, restaurants
- Spacious and well proportioned bedrooms
- Large Garden
- Double Drive
- Garage
- Well positioned for amenities, facilities and schools







## AREA GUIDE

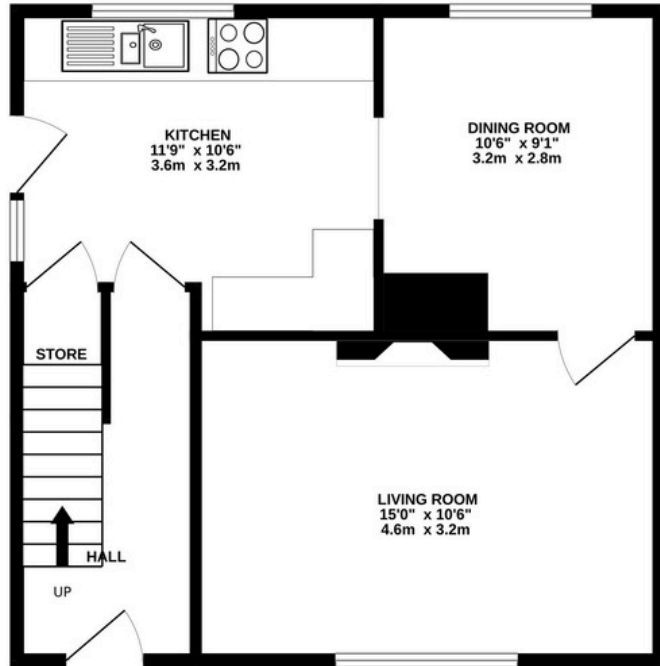
This is a popular area of Horsforth, ideal for commuters due to its close proximity to Horsforth Train Station. Within walking distance you will find an array of great eateries, bars, shops and coffee houses. There are gyms, cricket, bowls, rugby, golf and running clubs. For commuters, Horsforth Train 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.

Rights of Way - We are advised there is a foot right-of-way for the neighbouring property across the back of rear.

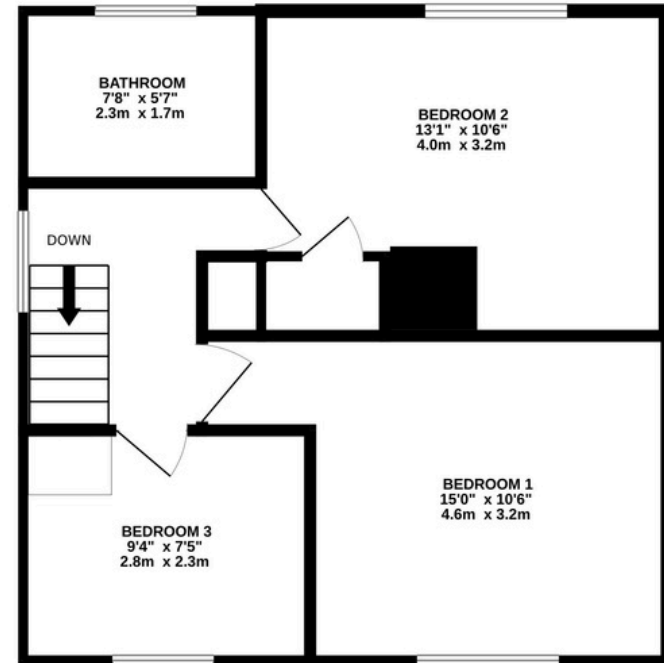
PROPERTY TYPE	Brick and Render
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	1

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

**GROUND FLOOR**  
427 sq.ft. (39.7 sq.m.) approx.



**1ST FLOOR**  
430 sq.ft. (39.9 sq.m.) approx.



**TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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**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.