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3 Bed
House - Detached
located in Horsforth

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16 Victoria Grove
Horsforth
Leeds
LS18 4ST



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Asking price £425,000

*** PRIVATE CORNER PLOT *** Wynn & Co Sales and Lettings are delighted to offer for sale this three bedroom detached house which is nestled in the charming cul-de-sac of Victoria Grove in Horsforth, Leeds. This delightful detached family home offers a perfect blend of comfort and convenience, which has been thoughtfully extended to provide ample living space for families.

With three well-proportioned reception rooms, including a spacious family room, there is plenty of room for relaxation and entertaining. The three bedrooms are ideal for a growing family or for those who desire extra space for guests or a home office. The bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is its generous corner plot, which boasts a private garden, perfect for outdoor activities or simply enjoying the fresh air. The garden provides a tranquil retreat, ideal for family gatherings or quiet evenings. Additionally, the property offers parking for numerous vehicles, ensuring that you and your guests will never be short of space.

With no upward chain, this home is ready for you to move in and make it your own. The location in Horsforth is highly sought after, known for its friendly community and excellent local amenities, including schools, shops, and parks.

This property presents a wonderful opportunity for those seeking a family home in a peaceful setting, while still being close to the vibrant life of Leeds. Don't miss the chance to view this charming house that could soon be your new home.

Entrance Hall

Composite double glazed front entrance door opens into a welcoming entrance hall featuring soft green walls and a deep green carpet that continues up the staircase. The space is brightened by a large window beside the front door, offering a pleasant view and natural light.

Living Room

13'1" x 11'9"

A spacious living room characterised by beige carpeted flooring and neutral wall tones that create a calm and inviting atmosphere. Large windows let in plenty of natural light, overlooking the front garden, while a living flame effect gas fire with wooden surround adds a cosy focal point.

Kitchen/Breakfast Room

17'11" x 10'11"

This kitchen/breakfast room is generously sized and features a practical layout with cream cabinetry and wood-effect countertops. The room is well lit by windows on two sides, allowing natural light to fill the space. The kitchen includes built-in appliances such as a double oven, separate four ring electric hob and a dishwasher, as well as plumbing for a washer, space for dryer, ample storage and preparation areas. The floor has a patterned vinyl or tiled finish, complementing the neutral tones of the kitchen units. Useful storage cupboard and UPVC double glazed rear door.

Family Room

21'2" x 10'11"

A family room extension providing a bright and open space ideal for relaxed living and entertaining. The room benefits from French doors opening out to the rear garden, flooding the space with natural light and offering easy outdoor access. The neutral decor and ample space make it a versatile area for family activities or social gatherings.

Landing

The first-floor landing is carpeted in a soft green that matches the entrance hall and staircase. It provides access to the bedrooms, bathroom, and storage cupboards, with natural light coming from a window at the top of the stairs.

Bedroom 1

12'8" max x 10'9" max

The principal bedroom is a spacious and light-filled room with wooden flooring and a large window overlooking the front of the property. The wall of fitted wardrobes with louvered doors offers generous storage space, keeping the room tidy and uncluttered. Neutral décor creates a restful atmosphere.

Bedroom 2

11'6" x 10'3"

A generously sized second bedroom with wooden floorboards and neutral walls, featuring a large window that brings in plenty of natural light. This room provides a flexible space, ideal for a double bedroom or a guest room.



Bedroom 3

9'5" x 7'0"

A smaller third bedroom with wooden flooring, neutral walls and storage cupboard, brightened by a window to the front. This room would suit a single bed or could be adapted as a study or nursery if desired.

Bathroom

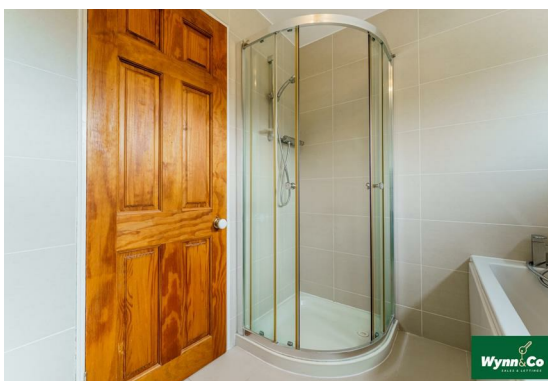
The family bathroom has been finished to a modern standard with large tiles throughout, creating a clean and bright environment. It features a bath with a shower attachment, a separate curved glass shower cubicle, a modern close-coupled WC and a wall-mounted basin with mirror. A frosted window allows natural light to filter in while maintaining privacy.





Rear Garden

A generous rear garden offering a private and peaceful outdoor space with a lawn bordered by mature shrubs and bushes. A wooden deck provides an ideal spot for outdoor seating or dining, while a gravelled area adds texture and interest to the garden. The garden benefits from a backdrop of trees, enhancing privacy and creating a tranquil environment. There is also a large tandem style detached garage with a concrete driveway leading to it, providing ample parking and storage solutions.



1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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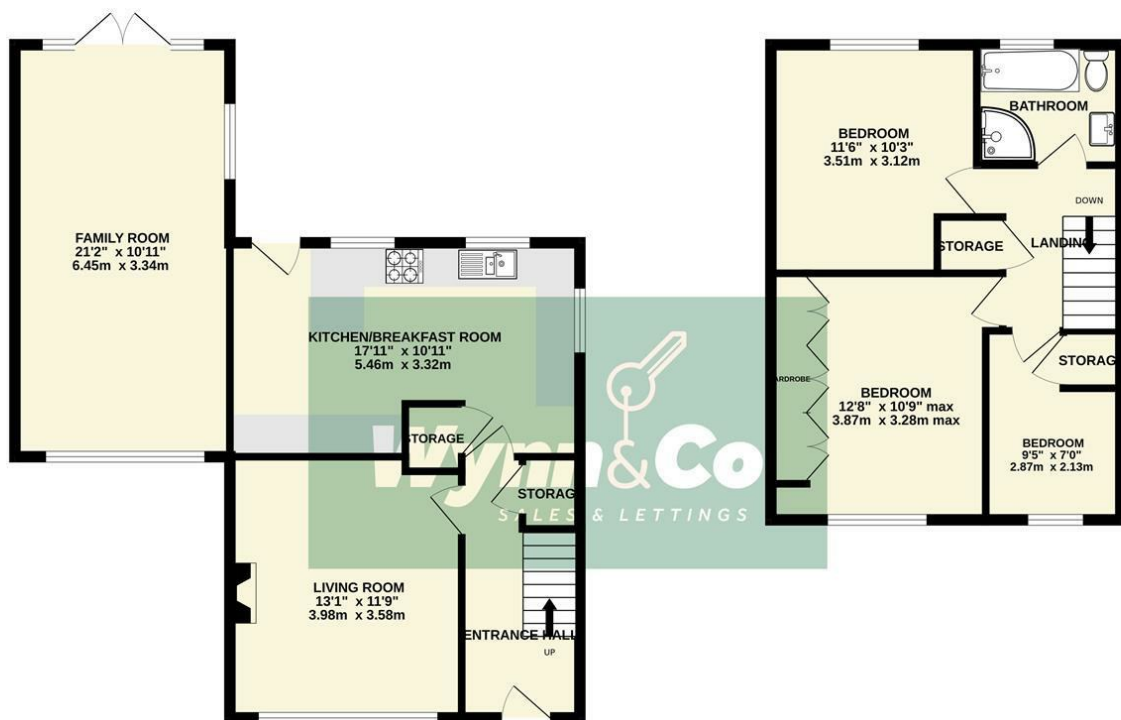


16 Victoria Grove, Horsforth, Leeds, LS18 4ST



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



EXTENDED THREE BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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