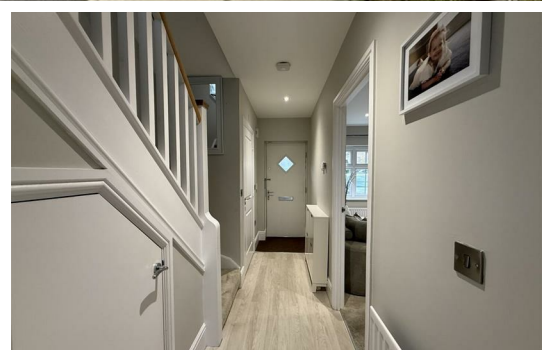




3 Bed
House - Semi-Detached
located in Horsforth

25 Mackintosh Close Horsforth Leeds LS18 4FS



Asking price £410,000

Welcome to this charming semi-detached house located on Mackintosh Close in the desirable area of Horsforth, Leeds. Built in 2015, this modern property offers a perfect blend of contemporary living and comfort, making it an ideal family home.

As you enter, you are greeted by a spacious living room and open plan kitchen-diner, providing ample space for relaxation and entertaining. The living room features a stylish media wall, perfect for enjoying your favourite films and shows. The well-designed layout ensures that natural light flows throughout the home, creating a warm and inviting atmosphere.

The property boasts three generously sized bedrooms, each equipped with fitted wardrobes, offering plenty of storage space. The bathroom and ensuite are thoughtfully designed, catering to the needs of a busy household.

Outside, you will find a beautifully landscaped private garden, complete with a BBQ and fire pit, making it an excellent space for outdoor gatherings and summer barbecues. The double-width driveway provides parking for two vehicles, ensuring convenience for you and your guests.

Situated in a peaceful neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal location for families. With its modern features and inviting spaces, this property is not to be missed. Come and experience the charm of Mackintosh Close for yourself.

Entrance Hall

This inviting entrance hall offers a welcoming start to the home, featuring light wood-effect flooring and painted walls in a soft, neutral tone. The staircase is neatly positioned, with storage beneath, allowing for practical use of space. Doors lead off to the living room, kitchen/diner, and a convenient downstairs WC.

Downstairs WC

A convenient downstairs WC is located under the stairs, fitted with a small sink and toilet in a neutral style with tiled flooring, providing practical facilities for guests and family alike.

Living Room

16'1" x 10'9"

The living room is a comfortably sized space with a large window at the front of the property, flooding the room with natural light. Neutral decor and carpeting create a cosy yet versatile environment to relax or entertain.

Kitchen/Diner

17'11" x 11'5"

This bright kitchen/diner is thoughtfully laid out with light wood-effect flooring throughout and a neutral colour palette. The kitchen area features a combination of cream and black cabinetry, creating a modern contrast, with integrated appliances and a sleek extractor hood. A table and chairs sit adjacent to double French doors which open directly out to the rear garden, providing a lovely flow for dining and entertaining. Additional windows allow for ample daylight.

Landing

The landing on the first floor provides access to all three bedrooms, the family bathroom, and storage cupboards. The space is carpeted and decorated in a light neutral tone, with doors leading to each room and a window overlooking the front of the property.

Bedroom 1

11'7" x 10'10"

The principal bedroom is a generous space, carpeted for comfort and decorated in soft neutral hues. It benefits from an ensuite shower room and built-in wardrobes, offering ample storage. The room is brightened by a window overlooking the rear garden.

Ensuite

The ensuite shower room attached to the main bedroom offers a contemporary finish with wall tiling and includes a shower cubicle, toilet, and wash basin. It is compact but functional, designed for privacy and convenience.

Bedroom 2

11'5" x 8'10"

Bedroom two is a well-proportioned double room with carpeted flooring and neutral walls. It features fitted wardrobes providing useful storage and a window facing the front of the home, allowing natural light to fill the room.

Bedroom 3

8'7" x 8'7"

A smaller double bedroom, carpeted with neutral tones and includes a built-in wardrobe. A window looks out to the rear, making the room a cosy but practical space, ideal as a child's bedroom or study.



Bathroom

The family bathroom is fitted with modern grey tiling and includes a bath with shower over, a toilet, and a wash basin. A window allows in natural light, enhancing the bright and fresh feel of the room.

Rear Garden

The rear garden is beautifully landscaped with a mixture of paved patio areas and artificial lawn, bordered by stone raised beds and modern wooden fencing for privacy. There is a built-in seating area with feature lighting and a firepit, creating a perfect outdoor space for relaxing or entertaining in all seasons. The garden is fully enclosed and private, accessed via the kitchen/diner's French doors.



Front Exterior

The exterior of the home is a traditional semi-detached style with stone facade and pitched roofs. The front features a driveway providing parking space and a well-maintained hedge lining the boundary. Windows are double glazed with white frames, complementing the overall look of the property.



Extras

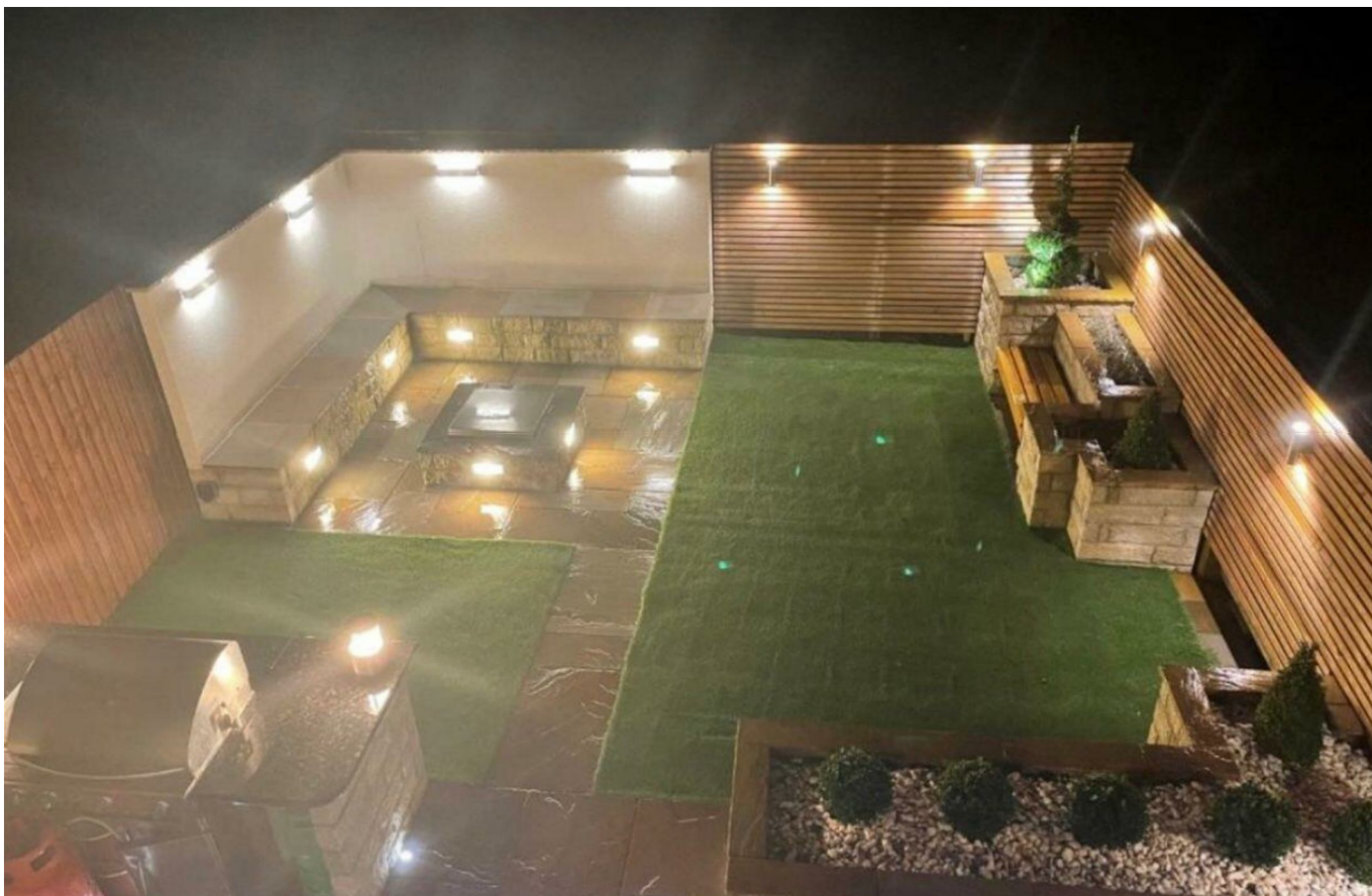
Outside shed and BBQ are staying. Nest smoke alarms and 2x next thermostats fitted for heating / hot water.

MISC

Please note this property has a £200 a year service charge for the upkeep of the green spaces and park.

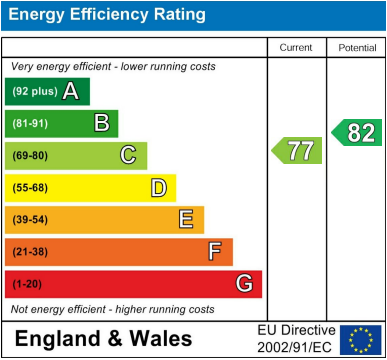


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DIRECTIONS

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