



9 Woodville Avenue, Horsforth  
£210,000





NO CHAIN -THREE BEDROOM SPACIOUS END TERRACED HOUSE - GAS CH & UPVC DG - EXCELLENT LOCATION WITHIN WALKING DISTANCE TO HORSFORTH STATION AS WELL AS BARS/EATERIES - LARGE LIVING ROOM WITH WOOD BURNER - FITTED KITCHEN WITH WHITE GOODS - CELLAR - TWO SPACIOUS BEDROOMS TO THE FIRST FLOOR - BATHROOM WHICH IS MODERN WITH BATH AND SHOWER - LARGE MASTER BEDROOM TO THE TOP FLOOR - COURTYARD TO THE FRONT - WOODLAND VIEWS - FULL VIDEO TOUR AVAILABLE

#### AREA GUIDE

With an excellent location just a few minutes walking distance from Horsforth train station, the property enjoys a both peaceful and convenient location in this vibrant superb.

With its open green spaces and proximity to the river and canal it is no surprise Horsforth has grown from a small village to one of the most fashionable suburbs in Leeds. With its easy commuter links by train, bus or road it is no surprise it is popular for professional lets in Leeds.

Horsforth has a vibrant and eclectic mix of bars, restaurants and cafés. From 17th century pubs to cool cafes and modern restaurants serving food from around the world it caters for all cosmopolitan tastes. Town Street is the main drag for pubs and bars with some of the favourites being Sandbar and Town Street Tavern whilst Bar 166 is consistently rated as one the best places to eat.



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#### **COMPANY INFO**

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

#### **COUNCIL TAX BAND**

Band A

#### **EPC**

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

#### **EPC RATING**

D



## FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

## FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

## MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

## MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS

## COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

## NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

## PARKING

The parking at the property is street parking

## PROPERTY CONSTRUCTION

The property is standard construction

## SEWERAGE

THE PROPERTY IS MAINS CONNECTED

## TENURE

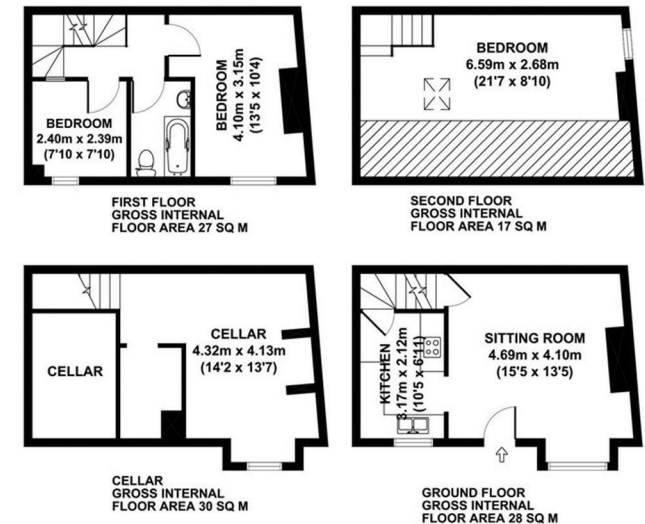
Freehold

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

## WATER METER

There is/is not a water meter in the property

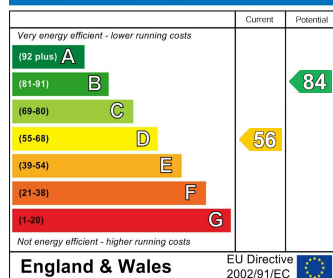


9 WOODVILLE AVENUE HORSFORTH, LS18 5BY

APPROX. GROSS INTERNAL FLOOR AREA 102 SQ M / 1098 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

