



St. Margarets Road, Horsforth Leeds LS18 5BG

welcome to

St. Margarets Road, Horsforth Leeds

GUIDE PRICE £350,000 - £375,000 Offered with NO CHAIN is this well proportioned DETACHED BUNGALOW - Situated in a very popular area of Horsforth. Driveway & detached garage. Generous corner plot. Versatile accommodation. Modern Shower Room. Internal viewing is highly recommended.



St. Margarets Road

Offered with NO CHAIN is this well proportioned three bedroom detached bungalow situated in an extremely popular residential area of Horsforth, close to local amenities, good schools and transport links. The accommodation itself is in need of some modernisation however has been well looked after with accommodation briefly comprises; Entrance hallway, spacious lounge, kitchen/diner, three bedrooms (one currently being used as a sitting room) and modern shower room.

The bungalow sits on a generous corner plot with well maintained gardens to front, side and rear and also benefits from a driveway and garage allowing ample off street parking. Internal viewing is highly recommended to truly appreciate the accommodation on offer.

Entrance Hallway

Door to the front

Lounge

15' 6" x 11' 2" (4.72m x 3.40m)

A good sized lounge with two radiators gas fireplace with surround and large window to the front allowing ample natural light

Kitchen / Diner

15' 5" x 8' 5" (4.70m x 2.57m)

The kitchen features a range of wall and base units with laminate work surfaces over which incorporate; sink unit with mixer tap and induction hob. Integrated double oven, space for fridge freezer and plumbing for washing machine. Tiled walls, vinyl flooring, window to the rear and doors with access to the rear garden.

The dining area allows space for dining table and chairs, radiator, window to the rear and internal double glass doors into the lounge

Bedroom Three/ Sitting Room

9' 2" x 8' 7" (2.79m x 2.62m)

A versatile room which is currently being used as a second sitting room with radiator and glass door to the rear

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

A good sized double bedroom with space for free standing furniture, radiator and window to the front

Bedroom Two

10' 11" x 6' 5" (3.33m x 1.96m)

A good sized bedroom with space for free standing furniture, radiator and window to the side

Shower Room

A modern shower room with tiled walls and vinyl flooring, large walk in shower cubicle with glass screen, wash basin, WC, heated towel rail, extractor fan and window to the rear

Outside

To the front of the property there is path leading up to the front door with well maintained garden to the front and side with mature hedges and shrubbery.

The rear garden is laid to lawn with paved patio area and mature borders.

The property also benefits from a driveway to the rear which in turn leads to the detached garage providing ample off street parking and storage.

Garage

The detached garage has electric up and over doors, resin roof and new glass in the windows



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St. Margarets Road, Horsforth Leeds

- *GUIDE PRICE £350,000 - £375,000
- Three Bedroom Detached Bungalow
- Modern Shower Room
- Offered with NO CHAIN
- Generous Corner Plot

Tenure: Freehold EPC Rating: D

guide price

£350,000 - £375,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT106502 - 0004

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