



Springfield Mount, Horsforth Leeds LS18 5DP

welcome to

Springfield Mount, Horsforth Leeds

Two double bedroom mid-terrace home in Horsforth, close to local amenities and good transport links. Internal viewing is highly recommended to appreciate the accommodation throughout which has recently been re-decorated and partly re-plastered. Offered with NO CHAIN



Springfield Mount

A ready to move into two double bedroom mid-terrace property in a great Horsforth location close to local amenities and good transport links. The property itself would be ideal for someone just starting out or as an investment purchaser, internal viewing is highly recommended. Accommodation itself offers Lounge and fitted kitchen to the ground floor. To the first floor are two bedrooms and the house bathroom, as well as access to the loft. Outside the property benefits from paved areas which is ideal for low maintenance, there is also an outhouse which has electrics.

Ground Floor

Lounge

13' max x 11' 11" + bay (3.96m max x 3.63m + bay)
A good sized lounge with neutral decor, laminate wood flooring, fire surround, radiator, door to the front and bay window allowing ample natural light.

Kitchen

12' 11" x 7' 8" (3.94m x 2.34m)
The fitted kitchen offers a range of wall and base units with laminate work surfaces over, sink with mixer tap, electric oven, gas hob, extractor, space for washing machine and fridge freezer, radiator, space for table and chairs, two windows and door to the rear

First Floor

Landing

stairs from the ground floor, radiator and pull down ladder allows access to the part boarded loft with electrics

Bedroom One

13' max x 12' 2" (3.96m max x 3.71m)
A good sized double bedroom with neutral decor, wooden flooring, wardrobe, radiator and window to the front

Bedroom Two

7' 1" + Recess x 7' 11" + Recess (2.16m + Recess x 2.41m + Recess)
A good sized second double bedroom with radiator with window to the rear

Bathroom

The part tiled bathroom comprises; Bath with shower over, low flush wc, wash basin, heated towel rail, vinyl flooring and window to the rear

Outside

There is a flagged area to the front of the property with a wall border, shrubs and gate access with path leading to the front door.

To the rear of the property is a low maintenance flagged area with fence borders, and gated fence for privacy. There is a useful outhouse which has electrics.



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welcome to

Springfield Mount, Horsforth Leeds

- Two Double Bed Mid-terrace
- NO ONWARD CHAIN
- Ready to Move into
- Low Maintenance Gardens
- Viewing Advised

Tenure: Freehold EPC Rating: C

£195,000



Ground Floor



First Floor

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:
HFT106472 - 0008

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