









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 midterrace 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.





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

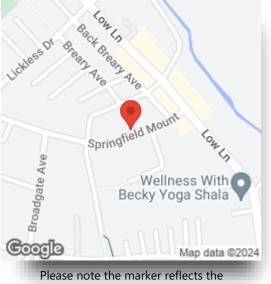


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for an









postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106472



Property Ref: HFT106472 - 0008 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds, West Yorkshire, LS18 4QB



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.