



**Hall Lane, Horsforth Leeds LS18 5JF**

**welcome to**

**Hall Lane, Horsforth Leeds**

Rare to the market is this well cared for three bedroom link detached family home in a great Horsforth location with Horsforth Hall Park being a stones throw away! Benefiting from a DRIVEWAY and GARAGE! Generous garden to the rear. Internal viewing is a must! Offered with NO ONWARD CHAIN



## Hall Lane

A much loved and cared for three bedroom link detached family home in a much sought after location in Horsforth being only a stones throw away from Horsforth Hall Park, and also close to local amenities of Town Street and within catchment area for good primary and high schools.

Internal viewing is highly recommended to appreciate the spacious accommodation on offer which briefly comprises; Entrance porch, useful downstairs wc, good sized living room, fitted kitchen and separate dining room to the ground floor. The first floor provides three good sized bedrooms and the shower room. The property benefits from a driveway to the front providing off street parking and a single garage. There is a garden laid to lawn to the front and a generous rear garden mainly laid to lawn with gravel and shrub borders, enclosed with hedge and fence for privacy this is an ideal space for those with families or who love to entertain.

## Ground Floor

### Entrance Porch

Door to the front opening into the entrance porch and access to;

### Cloakroom

A useful downstairs cloakroom ideal for busy family life with a low flush WC, pedestal wash basin and vinyl flooring

### Living Room

23' 11" x 13' 10" max ( 7.29m x 4.22m max )

A spacious living room with electric fireplace with stone surround, three radiators, stairs leading up to the first floor and a large window to the front allowing ample natural lighting and a pleasant outlook

## Kitchen

13' 10" x 8' 1" ( 4.22m x 2.46m )

The fitted kitchen features a range of wall and base units with laminate work surfaces over, sink with mixer tap, double oven, gas hob with extractor over, space for fridge freezer, plumbing for washing machine, wall mounted boiler (only 2 years old) tiled flooring and part tiled walls, window to the rear overlooking the garden

## Dining Room

12' + recess x 11' 8" ( 3.66m + recess x 3.56m )

A useful second reception room which is currently used as a dining room but would be ideal as a playroom or sitting room depending on your needs, with radiator window and door to the rear.

## First Floor

### Landing

With stairs from the ground floor, access to the loft and useful linen closet

### Bedroom One

9' 3" + recess x 13' 10" ( 2.82m + recess x 4.22m )

A good sized double bedroom with neutral decor, radiator and window to the front

### Bedroom Two

12' x 8' 2" ( 3.66m x 2.49m )

A second double bedroom with radiator and window to the rear

### Bedroom Three

9' x 7' 8" ( 2.74m x 2.34m )

A good sized third bedroom with radiator and window to the side

### Shower Room

A fully tiled shower room with walk in shower cubicle, pedestal wash basin, wc, radiator and window to the side

## Outside

To the front of the property there is a generous paved driveway leading to a single garage providing off street parking and storage. There is a front garden laid to lawn.

The rear garden is of good proportions and an ideal space for those with families or those who love to entertain, the garden is mainly laid to lawn with gravel and shrub borders and a paved patio area, enclosed fenced and hedge for privacy.

## Garage

The property benefits from a single garage which provides plenty of storage.



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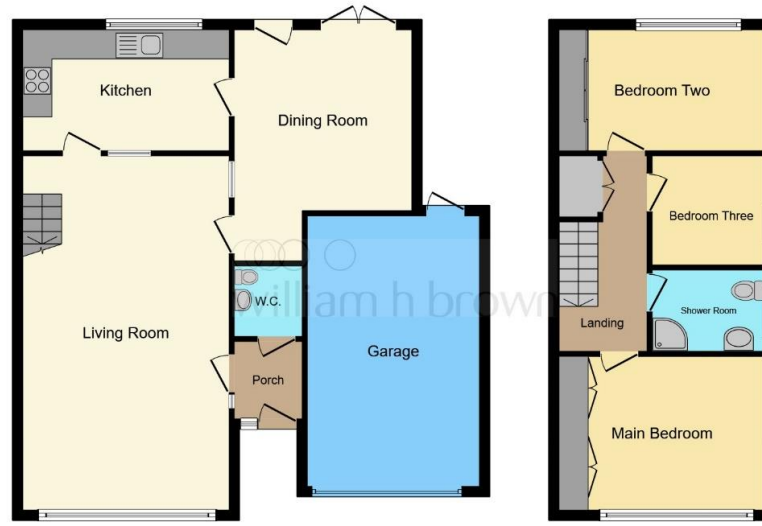
welcome to

## Hall Lane, Horsforth Leeds

- Three Bedroom Link-Detached
- Driveway & Garage
- Generous Rear Garden
- Offered WITH NO CHAIN
- Close to Horsforth Hall Park

Tenure: Freehold EPC Rating: C

# £475,000



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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