



Bletchley Avenue, Horsforth Leeds LS18 4FA

welcome to

Bletchley Avenue, Horsforth Leeds

An extended FOUR bedroom semi-detached modern home with accommodation over three floors. Ready to move into stylish decor throughout. Driveway providing off street parking. Landscaped rear garden. Large bi-folding doors in the lounge, Master bedroom with ensuite. Popular Horsforth location.



Bletchley Avenue

Rare to the market is this truly spectacular extended family home which offers ready to move into accommodation over three floors.

Located in the popular sought after Horsforth Vale development which has its own shop, lovely little cafe and wonderful walks surrounding. The home has been done to a high standard throughout and accommodation briefly comprises; Welcoming entrance hallway, downstairs wc, modern fitted kitchen, dining area and the main feature of this home is the lounge with its large bi-fold doors opening out on to the landscaped rear garden. Attractive garden oak wooden flooring runs through the dining/lounge.

The first floor provides the modern house bathroom, two double bedrooms and a single which is currently being used as an home office. The master suite to second floor is a tranquil space with ensuite shower room.

The property benefits from a driveway to the front allowing off street parking, there is a garden laid to lawn and mature hedge frontage. A double gate allows access to the landscaped rear garden provides a lovely space for those who love to enjoy the outside space.

Ground Floor Entrance Hall

Door to the front opens into a lovely welcoming entrance hall with neutral decor, wooden flooring, radiator, two useful storage cupboards and stairs leading to the first floor

Cloakroom

A useful downstairs WC with wash basin, garden oak flooring and window to the front

Kitchen

13' 6" x 8' 1" (4.11m x 2.46m)

A modern and stylish fitted kitchen which provides a range of wall and base units with attractive work surfaces over and matching back splash, inset black sink with matching mixer tap. A range of integrated appliances including; Dishwasher, fridge freezer, oven, microwave and washing machine. Bosch induction hob with extractor over, wine cooler, breakfast bar, radiator, laminate flooring and window to the front.

Dining Area

15' 2" x 11' 2" (4.62m x 3.40m)

A versatile space which is currently being used as a dining room with garden oak wooden flooring, neutral decor and open up to;

Lounge

14' 2" x 11' 11" (4.32m x 3.63m)

Forming part of the extension is this fantastic living space with attractive garden oak wooden flooring which runs through from the dining area, window to the side, two velux windows and large bi-folding doors to the rear allow ample natural lighting into this space.

First Floor Landing

With stairs from the ground floor, useful storage cupboard and stairs rising to the second floor

Bedroom Two

13' 4" x 8' 6" (4.06m x 2.59m)

A good sized double bedroom with integrated wardrobes, radiator and window to the rear

Bedroom Three

11' 2" x 8' 5" (3.40m x 2.57m)

Another good sized double with radiator and window to the front

Bedroom Four

9' 11" x 6' 4" (3.02m x 1.93m)

Currently being utilised as a home office with neutral decor, radiator and window to the rear

Bathroom

A stylish house bathroom which comprises; bath with shower over and screen, WC, wall mounted wash basin, tiled flooring, part tiled walls and window to the front

Second Floor

Master Bedroom

20' 2" max x 9' 4" max (6.15m max x 2.84m max)

A really luxuriously decorated master suite with fitted wardrobes with glass frontage, radiator, windows to both front and rear, eaves storage and access into the loft

Ensuite

The ensuite provides a nice tranquil space with walk in shower cubicle, wall mounted basin, low flush wc, tiled flooring, skylight and extractor

Outside

The front of the property provides a driveway allowing off street parking for two cars, there is garden laid to lawn and hedge frontage. A double gate provides access to the rear.

The landscaped rear garden is private and enclosed, with a raised paved patio area with anthracite and stone tiles is ideal for seating, there is a garden laid to lawn which extends to the side and an array of mature shrubs and plants. This is a great space for those who love to entertain and with the large bi-fold doors allowing access into the lounge creating a free flowing space.

There is external uplighting on the house and useful external sockets.

Agents Note

There is a Greenbelt charge for the property of £130 per annum



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welcome to

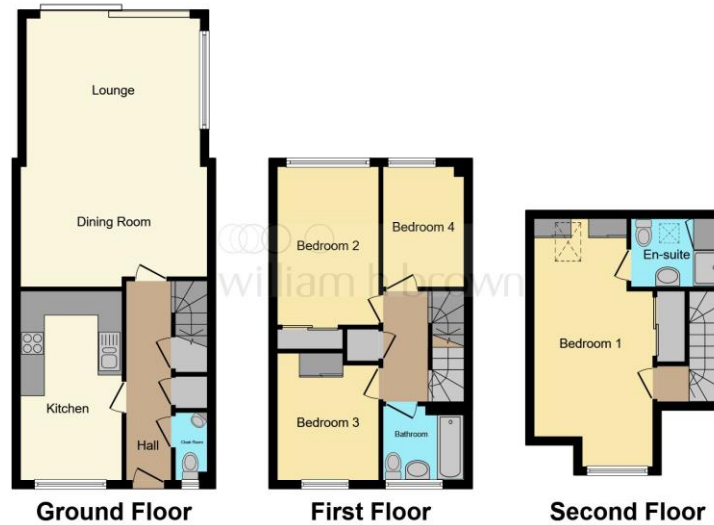
Bletchley Avenue, Horsforth Leeds

- Four Bedroom Extended Home
- Driveway to the Front
- Landscaped Rear Garden
- Accommodation over Three Floors
- High Spec Throughout

Tenure: Freehold EPC Rating: B

offers over

£525,000



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.localagent.com



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Property Ref:
HFT106553 - 0006

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