



**Stanhope Close, Horsforth Leeds LS18 5TD**

**welcome to**

**Stanhope Close, Horsforth Leeds**

\*GUIDE PRICE £325,000 - £350,000\* Offered with NO CHAIN is this TWO DOUBLE bedroom detached bungalow in a great Horsforth location! Block paved driveway & detached garage! Generous rear garden - Internal viewing is a must



### **Stanhope Close**

Offered with no onward chain is this two double bedroom detached true bungalow, situated in a cul-de-sac in a much sought after location in Horsforth, close to local amenities and good transport links. The property itself is in need of some modernisation however offers spacious accommodation which briefly comprises; Entrance porch, generous lounge/diner, fitted kitchen with space for dining area, two double bedrooms and the shower room. The bungalow benefits from a driveway and garage providing ample off street parking and storage. Generous rear garden. Internal viewing is highly recommended.

### **Entrance Porch**

Door to the front opening up into the porch with window to the front, radiator and internal door into;

### **Lounge / Diner**

22' 4" x 10' 5" max ( 6.81m x 3.17m max )  
A generous lounge with bright neutral decor, wall mounted marble fire place, radiators, window to both front and side and ample space for dining table and chairs.

### **Kitchen / Diner**

16' 4" x 8' 5" ( 4.98m x 2.57m )  
The fitted kitchen features a range of wall and base units with laminate work surfaces over, sink unit with mixer tap and tiled splash backs. There is space for a fridge and electric oven/hob, plumbing for washing machine and location of the boiler, Karndean flooring, radiator, window to the side and door to the side.  
Ample space for dining table and chairs.

### **Bedroom One**

13' 3" x 8' 11" ( 4.04m x 2.72m )  
A good sized double bedroom with neutral decor, useful integrated wardrobes, radiator and window to the rear

### **Bedroom Two**

10' 9" x 8' 6" ( 3.28m x 2.59m )  
A second double bedroom with integrated wardrobes in light oak, radiator and window to the rear

### **Shower Room**

7' 1" x 5' 5" ( 2.16m x 1.65m )  
The shower room comprises; Step in shower area, pedestal wash basin, WC, tiled walls, vinyl flooring, radiator and window to the side

### **Outside**

The property benefits from a generous block paved driveway to the front allowing ample off street parking, which in turn leads down the side of the property to the single, brick built detached garage providing ample storage.

There is a generous rear garden mainly laid to lawn and shrubberies with paved patio area

### **Agents Note**

Please be advised that the front garden is shared with next door, more information can be found out from the title deed and your legal representative



***view this property online*** [williamhbrown.co.uk/Property/HFT106588](http://williamhbrown.co.uk/Property/HFT106588)



welcome to

## Stanhope Close, Horsforth Leeds

- \*GUIDE PRICE £325,000 - £350,000\*
- Two Double Bedrooms
- True Detached Bungalow
- Driveway & Garage
- Well Stocked Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£325,000 - £350,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/HFT106588](http://williambrown.co.uk/Property/HFT106588)



Property Ref:  
HFT106588 - 0005

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 guidance 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.



william h brown



**0113 258 3476**



[Horsforth@williambrown.co.uk](mailto:Horsforth@williambrown.co.uk)



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



**[williambrown.co.uk](http://williambrown.co.uk)**