



Brodrick Drive, Horsforth Leeds LS18 4FH

welcome to

Brodrick Drive, Horsforth Leeds

Offering ready to move into accommodation is this FOUR bedroom DETACHED home in the popular Horsforth Vale location. DRIVEWAY & GARAGE!
Low maintenance rear garden. Patio doors in the kitchen opening out to the garden.



Brodrick Drive

A wonderful four bedroom detached home in the much sought after Horsforth Vale which has its own convenience store and cafe. The property itself provides ready to move into, spacious accommodation which briefly comprises; Entrance hall, downstairs cloakroom, good sized lounge and generous kitchen diner with patio doors to the garden. The first floor provides four good sized bedrooms, ensuite shower to the main bedroom and the house bathroom.

Outside the property benefits from a driveway to the side providing off street parking, there is also a detached garage which is ideal for storage. The enclosed rear garden is of a good size and paved for low maintenance. Internal viewing is highly recommended.

Ground Floor

Entrance Hallway

Door to the front opens into a lovely welcoming hallway with useful storage cupboard and stairs leading to the first floor

Downstairs Cloakroom

A useful downstairs cloakroom with low flush Wc, wash basin, laminate flooring, radiator, space for coats and window to the front

Living Room

17' 2" x 11' 3" (5.23m x 3.43m)

A spacious lounge with bright, neutral decor, laminate wood flooring, radiator and window to the front

Kitchen / Diner

19' 2" x 14' 6" (5.84m x 4.42m)

A modern and stylish fitted kitchen features a range of wall and base units in a high gloss finish, complementary work surfaces and matching upstands which incorporate a sink and drainer unit with mixer tap and additional Quooker hot water tap and gas hob with extractor over. A range of integrated appliances include; Fridge freezer, dishwasher, washing machine, oven and microwave. Tiled flooring, radiator, useful cupboard, double glass doors lead out onto the garden. There is ample space for dining table and chairs.

First Floor Landing

With stairs from the ground floor, window to the side, useful storage cupboard and access to the loft

Bedroom One

12' 7" x 10' 1" (3.84m x 3.07m)

A good sized double bedroom with useful integrated wardrobes, dressing table and matching drawers, radiator and window to the front

Ensuite

The useful ensuite with step in shower cubicle, low flush wc, wash basin, heated towel rail, extractor and window to the side

Bedroom Two

9' 4" x 11' 10" (2.84m x 3.61m)

A second double bedroom with useful integrated wardrobes, radiator and window to the rear

Bedroom Three

9' 6" x 8' 2" (2.90m x 2.49m)

A good sized bedroom with radiator and window to the front - this room is currently being used as a walk in wardrobe

Bedroom Four

8' 9" x 7' 2" (2.67m x 2.18m)

A good sized single bedroom which is currently being used as a home office with radiator and window to the rear

Bathroom

The bathroom comprises; bath with shower over, wc, wash basin, heated towel rail, vinyl flooring and window to the side

Outside

To the front of the property there is a small garden with hedge borders. A driveway leading up the side of the property provides off street parking. Gated access to the rear garden and the detached garage with power providing ample storage.

The rear garden is of a generous size and is paved for low maintenance with fence borders making this a lovely secure space.

Agents Note

There is a Greenbelt charge for the property of £200 per annum



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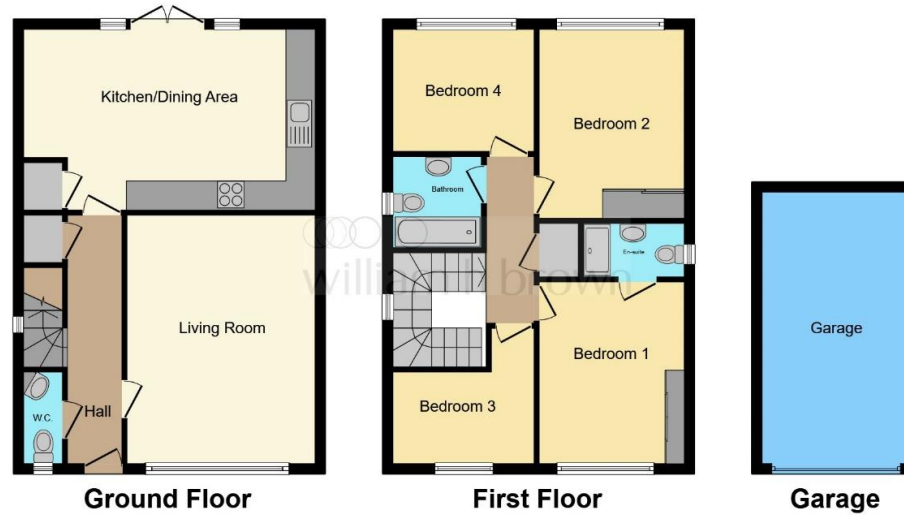
welcome to

Brodrick Drive, Horsforth Leeds

- Four Bedroom Detached Home
- Ready to move into Accommodation
- Driveway & Garage
- Low Maintenance Garden
- Great Location

Tenure: Freehold EPC Rating: B

£475,000



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



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Property Ref:
HFT106608 - 0002

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