



Rose Avenue, Horsforth Leeds LS18 4QE

welcome to

Rose Avenue, Horsforth Leeds

****GUIDE PRICE £260,000 - £270,000**** A spacious two double bedroom mid-terrace home in a great Horsforth location! Low maintenance rear yard. Useful cellar for storage. Fitted kitchen with breakfast bar and a modern & stylish bathroom. This home would suit a number of buyers!



Rose Avenue

Offering ready to move into accommodation with this two double bedroom extended mid-terrace property located in a popular residential area of Horsforth and close to all the amenities that New Road Side has to offer with is cafes, bars, restaurants and shops, there are also good schools and transport links. The home itself would suit a number of buyers, accommodation is situated over three floors and briefly comprises; Lounge, kitchen with breakfast bar, two double bedrooms and modern bathroom. There is also a useful cellar and low maintenance yard to the rear. Internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Lounge

12' 10" +recess x 13' 7" max (3.91m +recess x 4.14m max)
Door to the front allows access into the good sized lounge with neutral decor, laminate wood flooring, radiator and window to the front.

Kitchen

12' 9" x 8' 6" (3.89m x 2.59m)
The modern fitted kitchen features a range of wall and base units with complimentary granite style work surfaces over which incorporate a composite sink with mixer tap and electric hob. There is an integrated fridge freezer and dishwasher, space for washing machine and electric oven. Breakfast bar, laminate wood flooring which runs through from the lounge, door and window to the rear and stairs leading to the first floor.

First Floor

Landing

With stairs from the ground floor and stairs leading to the second floor

Bedroom Two

9' 11" x 11' 5" max (3.02m x 3.48m max)

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

Bathroom

9' 8" x 7' 5" (2.95m x 2.26m)

A really good sized modern and stylish bathroom with walk in shower cubicle with glass screen, separate bath, wc and wall hung vanity unit, heated towel rail, fully tiled walls and flooring and window.

Second Floor

Bedroom One

10' 10" max x 17' 9" max (3.30m max x 5.41m max)

A really good sized bedroom to the second floor with neutral decor, useful under eaves storage, radiator, window and two velux windows allowing ample natural light into the room

Outside

To the front of the property there is a small paved area and steps leading up to the front door.

There is a paved rear yard which is enclosed and low maintenance, There is gated access to the rear.

Cellar

6' 1" x 10' (1.85m x 3.05m)

The property benefits from a cellar which is ideal for storage. This can be accessed via a door in the kitchen



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Rose Avenue, Horsforth Leeds

- **GUIDE PRICE £260,000 - £270,000**
- Two Double Bedrooms
- Low Maintenance Rear Yard
- Modern Kitchen & Bathroom
- Great Horsforth Location

Tenure: Freehold EPC Rating: D

guide price

£260,000 - £270,000



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:
HFT106632 - 0005

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