



Arran Drive, Horsforth Leeds LS18 5SW

welcome to

Arran Drive, Horsforth Leeds

Guide Price £650,000 - £675,000 A four bedroom detached family home in a much sought after area of Horsforth. Generous block paved driveway & single garage. Private and enclosed attractive rear garden. Spacious ready to move into accommodation throughout.



Arran Drive

A fantastic four bedroom detached family home located in a very sought after area of Horsforth, accommodation is spacious and versatile throughout and offers a ready to move into home which has been tastefully decorated and is beautifully presented. The property briefly comprises; Large welcoming entrance porch, downstairs wc, spacious hallway, lounge with double internal doors, separate dining room, utility room, large fitted kitchen with family room off which has double patio doors leading out onto the garden. The first floor offers four really good sized bedrooms, one ensuite and a generous family bathroom.

To the outside the property benefits for a block paved driveway providing off street parking and a well stocked garden to the side allowing ample kerb appeal. The rear garden is of a generous sized and ideal for families with it being private and enclosed, garden laid to lawn and paved patio area. The property also benefits from having a garage to the front.

Ground Floor Entrance Porch

Door to the front opens up to a lovely bright and welcoming entrance porch with laminate wood flooring, radiator, window to the side and internal doors open through to the hallway.

Cloakroom

Located off the porch is the downstairs cloakroom/guest toilet, always useful to have in a busy family home, with a wc, wash basin, heated towel rail, tiled flooring and window to the front.

Hallway

A very welcoming, bright and airy hallway benefiting from laminate wood flooring, radiator, useful understair storage and stairs leading up to the first floor.

Dining Room

13' 2" x 11' 3" max (4.01m x 3.43m max)

A separate dining room, perfect for more formal dining and having fitted carpet, radiator and three windows allowing a good amount of natural light in. This is a versatile room which could have many uses depending on the buyers needs.

Lounge

22' 6" x 12' 6" max (6.86m x 3.81m max)

A generous lounge having a gas fireplace with attractive surround, a lovely central focal point. The room also benefits from having two double radiators, a large window to the front and internal glass doors leading through to the family room which allow natural light to flow through keeping the room bright and airy.

Breakfast Kitchen

18' x 11' 6" (5.49m x 3.51m)

A spacious kitchen, the real hub of this family home and offering a good range of wall and base units with laminate worksurfaces incorporating a sink and drainer with a tiled splashback. Integrated appliances include a dishwasher, wine fridge and there are spaces for a large range oven and American style fridge freezer. There is a breakfast bar with Quartz worksurface and is perfect for casual dining. There are dual aspect windows to the side and rear along with two velux style windows allowing lots of natural light to flow through. The kitchen also has laminate flooring, a useful storage cupboard and a door leading to the garden.

Family Room

12' 8" x 11' 1" (3.86m x 3.38m)

The family room is open to the kitchen and is a great area for entertaining or relaxing. There is a modern wall mounted electric fire, laminate flooring and two velux style windows. There are also patio doors with fully glazed windows to either side, boasting lovely views of the garden and really keeping the room bright and airy.

Utility Room

8' 9" x 4' 9" (2.67m x 1.45m)

A useful space for any busy family home with cupboards, space for tumble dryer and washing machine

First Floor Landing

The stairs rise from the hallway onto the landing with a window to the front, doors to four double bedrooms, bathroom and access to the loft.

Bedroom One

11' 6" x 9' 7" (3.51m x 2.92m)

A good sized double bedroom with lovely neutral decor, useful integrated wardrobes, radiator and window to the front. There is access to the en suite facilities.

Ensuite

The fully tiled ensuite comprises; Step in shower cubicle with glass screen, wash basin, WC and extractor

Bedroom Two

10' 7" x 10' 6" (3.23m x 3.20m)

A second double bedroom with space for free standing furniture, window to the rear and radiator

Bedroom Three

11' 5" x 8' 5" (3.48m x 2.57m)

A double bedroom with neutral decor, laminate wood flooring, radiator and window to the front

Bedroom Four

10' 6" x 8' 5" (3.20m x 2.57m)

A double bedroom with useful integrated wardrobes, radiator and window to the rear with views over the garden

Bathroom

A spacious and well presented family bathroom, fully tiled and fitted with a four piece suite comprising of a bath with shower attachment, separate shower cubicle, vanity sink unit with plenty of storage and a wc. Also benefiting from under floor heating, a chrome heated towel rail and a window to the rear.

Outside

To the front of the property there is plenty on kerb appeal with a large block paved driveway allowing ample off street parking. To the side is a well maintained garden with mature shrubbery.

A gate to the side allows access down the side of the property and into the rear garden.

The rear garden is great for families and those who love to entertain with access from the side and also the patio doors from the family room/kitchen. The garden itself is of generous size and mainly laid to lawn with paved patio area ideal for seating area. Mature hedge and fence borders making this a nice and secure space.

Garage

A useful single garage with up and over doors and an ideal space for storage.

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Arran Drive, Horsforth Leeds

- *Guide Price £650,000 - £675,000*
- Extended Detached Family Home
- Four Good Sized Bedrooms
- Beautifully Presented Throughout
- Generous Enclosed Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£650,000 - £675,000



Ground Floor

total floor area - 159 square metres



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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