



**Bletchley Road, Horsforth Leeds LS18 4FG**

**welcome to**

**Bletchley Road, Horsforth Leeds**

A modern and stylish three bedroom detached home in 'The Vale' providing ready to move into accommodation. Benefiting from a DRIVEWAY & GARAGE! Enclosed rear garden. Spacious accommodation throughout.



## **Bletchley Road**

Located in the popular sought after Horsforth Vale development which has its own shop, lovely little cafe and wonderful walks surrounding is this ready to move into three bedroom detached home. Offering stylish and modern accommodation throughout which briefly comprises; Entrance hallway, useful cloakroom, lounge and modern kitchen/ diner with patio doors to the ground floor. The first floor offers three good sized bedrooms, the main with access to a ensuite shower room, further main family bathroom. The property is sat on a corner plot with well maintained garden to front and side with hedge borders. The property benefits from a driveway and garage providing ample off street parking and storage. The private, enclosed rear garden is of a generous size providing a lovely space to sit and relax. Internal viewing is highly recommended to appreciate the accommodation on offer.

## **Ground Floor**

### **Entrance Hallway**

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

### **Cloakroom**

A useful space for any busy family home with Karndean flooring, low flush wc, pedestal wash basin and window to the front

### **Lounge**

14' 4" x 11' 5" ( 4.37m x 3.48m )

A good sized lounge with carpet, radiator and windows to both front and side.

## **Kitchen / Diner**

18' 5" x 12' 1" ( 5.61m x 3.68m )

The spacious kitchen features a range of modern wall and base units in a contrasting white and brown finish, complimentary work surfaces over with matching upstands and incorporating stainless steel sink and drainer unit with mixer tap and gas hob. There is a wall mounted double oven and integrated fridge freezer, dishwasher and washing machine. Useful storage cupboard, vertical radiator and window to the rear overlook the garden. There are also double patio doors opening out on the garden, Karndean flooring and ample space for dining table and chairs.

## **First Floor**

### **Landing**

A spacious landing with useful storage cupboard and window to the side.

### **Bedroom One**

11' 10" x 11' 3" ( 3.61m x 3.43m )

A good sized double bedroom with useful integrated wardrobes, radiator and window to the front. Access to the ensuite.

### **Ensuite**

The ensuite provides a walk in shower cubicle, low flush wc, wash basin, heated towel rail and window to the side.

### **Bedroom Two**

11' 4" x 11' ( 3.45m x 3.35m )

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

### **Bedroom Three**

11' 5" x 7' 1" ( 3.48m x 2.16m )

A good sized third bedroom with radiator and window to the rear overlooking the garden.

## **Bathroom**

The modern part tiled bathroom comprises; Bath with shower over and screen, low flush wc, wash basin, useful linen closet, heated towel rail, Karndean flooring and window to the front

## **Outside**

The property benefits from a driveway to the side leading to the single garage, providing ample off street parking and storage. There is an attractive well maintained garden to the front which wraps around to the side with hedge borders.

The attractive, well maintained rear garden with hedge and fence borders creates a lovely private and enclosed space with garden laid to lawn and two paved patio areas ideal for seating.

## **Agents Notes**

Please note that there are two annual Greenbelt charges for this property;

£118.28

£46.80



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welcome to

## Bletchley Road, Horsforth Leeds

- Three Bedroom Detached Home
- Driveway & Garage
- Enclosed Rear Garden
- Great Horsforth Location
- Modern & Stylish Accommodation

Tenure: Freehold EPC Rating: C

# £425,000



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:  
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