



Woodside Park Avenue, Horsforth Leeds LS18 4TF

welcome to

Woodside Park Avenue, Horsforth Leeds

GUIDE PRICE £450,000 - £475,000 A wonderful spacious FOUR bedroom detached family home in Horsforth, close to good schools, local amenities and transport links. Generous rear garden backing onto woodlands. Block paved driveway & garage. Internal viewing is highly recommended.



Woodside Park Avenue

Internal viewing is highly recommended to appreciate the accommodation on offer with this well presented, spacious four bedroom detached family home in Horsforth. The property itself briefly comprises; Entrance hall, generous through lounge, fitted kitchen/diner and downstairs cloakroom to the ground floor. The first floor offers a good sized primary bedroom with ensuite shower room, two further double bedrooms and a good sized single as well as the house bathroom. Outside the property benefits from a generous block paved driveway leading to a single garage - allowing ample off street parking and storage. A generous rear garden mainly laid to lawn and backing onto woodlands allowing a nice private space to relax.

Ground Floor

Entrance Hall

Door to the front opens into the welcoming hallway with stairs to the first floor and useful under stair storage.

Cloakroom

A useful addition to any busy family home with low flush wc, heated towel rail, vinyl flooring, wash basin and window to the rear

Lounge

17' x 11' (5.18m x 3.35m)

A great sized through lounge with neutral decor, fitted gas fire with attractive surround, two radiators and windows to both front and rear allowing ample natural lighting.

Kitchen / Diner

21' 9" x 7' 7" (6.63m x 2.31m)

The fitted kitchen features a range of wall and base units in a solid oak finish with laminate work surfaces over, sink and drainer unit, tiled splash backs. Double oven, induction hob, plumbing for washing machine, integrated fridge freezer and dishwasher.

Laminate wood flooring, windows to both front and rear and door opening out into the garden. There is ample space for dining table and chairs.

First Floor Landing

With stairs from the ground floor and useful linen closet

Bedroom One

14' 2" max x 8' 9" (4.32m max x 2.67m)

A spacious double bedroom with useful integrated wardrobes, radiator and window to the front

Ensuite

The ensuite comprises; Shower cubicle, tiled walls, vinyl flooring, heated towel rail and window to the front

Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)

A second double bedroom with radiator and window to the rear.

Bedroom Three

12' 8" x 7' 7" (3.86m x 2.31m)

A good sized three bedroom with radiator and window to the front

Bedroom Four

8' 10" x 6' 6" (2.69m x 1.98m)

A good sized single bedroom which is ideal as a nursery or home office with radiator, laminate flooring and window to the rear

Bathroom

The bathroom comprises; Bath with shower over, wc, vanity wash basin, heated towel rail, vinyl flooring and window to the rear.

Outside

The front of the property benefits from a large block paved driveway which in turn leads to the garage allowing ample off street parking and storage.

The front garden is of a good sized mainly laid to lawn with mature hedge borders.

A path down the side of the property leads to the generous rear garden which is mainly laid to lawn with a paved patio area ideal for seating. Fence borders and backing onto woodland make this a lovely private and enclosed space.



view this property online williamhbrown.co.uk/Property/HFT106702



welcome to

Woodside Park Avenue, Horsforth Leeds

- *GUIDE PRICE £450,000 - £475,000*
- Four Bedroom Detached Home
- Driveway & Garage
- Backing onto Woodlands
- Spacious Accommodation

Tenure: Freehold EPC Rating: D

guide price

£450,000 - £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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106702



Property Ref:
HFT106702 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



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



williamhbrown.co.uk