



**Broadgate Avenue, Horsforth Leeds LS18 5DT**

**welcome to**

**Broadgate Avenue, Horsforth Leeds**

This two double bedroom home is sure to appeal to a number of buyers and internal viewing is highly recommended. Situated in a great Horsforth location close to local amenities, transport links and good schools. Benefiting from a driveway & garage.



## Broadgate Avenue

Internal viewing is highly recommended to appreciate the accommodation on offer with this ready to move into, well presented two double bedroom semi-detached home in a popular Horsforth location. Accommodation briefly comprises; Entrance hallway, spacious lounge with attractive log burner, modern fitted kitchen/diner with patio doors to the decked area. The first floor offers two double bedrooms and a modern fitted bathroom. The property benefits from a driveway and garage providing off street parking and storage. Attractive garden to the rear with raised decking area and garden laid to lawn.

## Ground Floor

### Entrance Hall

Door to the front opens into the hallway, with stairs leading to the first floor.

### Lounge

12' 11" + recess x 11' 7" max ( 3.94m + recess x 3.53m max )

A good sized lounge with attractive decor, laminate wood flooring, feature log burner with stone hearth, radiator and bay window to the front.

### Kitchen / Diner

15' 11" max x 14' 11" max - L-shaped Room ( 4.85m max x 4.55m max - L-shaped Room )

The modern fitted kitchen features a range of wall and base units with complimentary work surfaces over which incorporates; sink and drainer unit with mixer tap and gas hob. Attractive emerald metro style tiled splashbacks. Integrated appliances include; fridge freezer, dishwasher, electric oven and microwave as well as space for washing machine. Attractive flooring, ample space for dining table and chairs, window to the side, door to the rear, useful storage cupboard and double patio doors opening out onto the rear decking.

## First Floor

### Landing

With stairs from the ground floor and window to the side

### Bedroom One

11' 9" x 9' 10" ( 3.58m x 3.00m )

A good sized double bedroom with bright, neutral decor, radiator, useful built in wardrobe, laminate flooring and window to the front.

### Bedroom Two

10' 1" x 9' ( 3.07m x 2.74m )

A second double bedroom with neutral decor, laminate flooring, radiator and window to the rear, ample space for free standing furniture.

### Bathroom

6' 11" x 5' 5" ( 2.11m x 1.65m )

The modern part tiled bathroom comprises; Bath with shower over and screen, wash basin, low flush wc, heated towel rail, tiled flooring and window

## Outside

There is a low maintenance graveled garden to the front with hedge and fence borders. The property benefits from a driveway which leads to the detached garage providing ample off street parking and storage.

The rear garden is attractive with garden laid to lawn, graveled seating area, lovely decking which can be accessed via the kitchen and raised flower beds.



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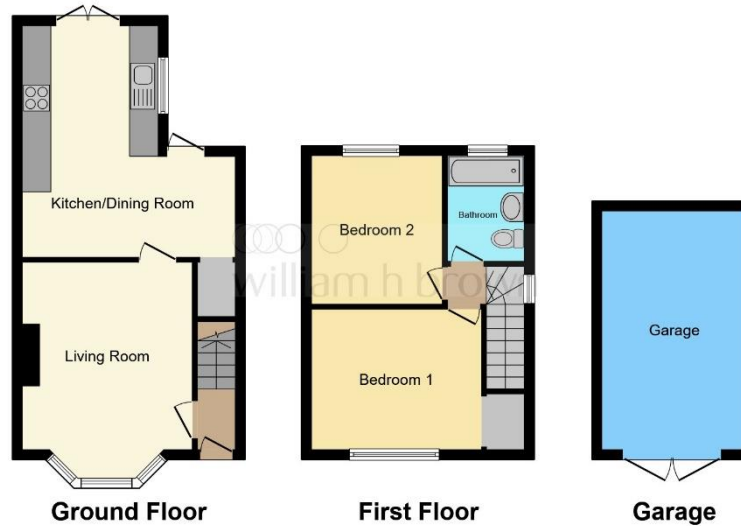
welcome to

## Broadgate Avenue, Horsforth Leed

- Two Bedroom Semi-detached
- Driveway & Garage
- Lovely Rear Garden
- Modern & Stylish Accommodation
- Great Horsforth Location

Tenure: Freehold EPC Rating: D

# £250,000



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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