



The Yard Clarence Drive, Horsforth Leeds LS18 4FB

welcome to

The Yard Clarence Drive, Horsforth Leeds

WOW what a lovely modern and stylish home on offer in the heart of Horsforth! Ready to move into accommodation with recently fitted kitchen & bathroom. Gated off street parking to the rear. Enclosed rear garden. Ample storage throughout. Great location for schools, amenities & transport links



The Yard, Clarence Drive

This fantastic two bedroom modern semi-detached home in Horsforth, close to local amenities, good schools and transport links is sure to appeal to a number of buyers. The home has been done to a high standard throughout by the current owner and briefly comprises; Entrance hallway, useful downstairs wc, spacious lounge, modern recently fitted kitchen diner with doors leading out on to the rear garden all to the ground floor, The first floor offers two good sized bedrooms with ample storage, and the modern fitted bathroom.

The home benefits from off street gated parking to the rear as well as a private and enclosed rear garden. Internal viewing is highly recommended to appreciate the accommodation on offer with this modern home.

Ground Floor

Entrance Hallway

Composite front door opens in to the bright and welcoming hallway with stairs leading to the first floor.

Downstairs Wc

A useful addition with modern fittings installed in 2023, part tiled walls, low flush wc, vanity unit basin, heated towel rail and window to the front

Living Room

6' 7" x 13' 1" (2.01m x 3.99m)

A really good sized living room with bright neutral decor, attractive wood flooring, radiator, useful understair cupboard and window to the front

Kitchen / Diner

13' 8" x 7' 4" (4.17m x 2.24m)

A recently fitted modern kitchen with a range of wall and base units with complementary work surfaces over with matching splash backs and incorporating a sink unit with mixer tap and gas hob with extractor over. A range of integrated appliances make life easier and include; microwave, dishwasher, oven and fridge freezer along with plumbing for washing machine.

Cupboard housing newly fitted boiler, wooden flooring, window to the rear and double doors opening out on to the decking area. There is ample space for dining table and chairs.

First Floor

Landing

with stairs from the ground floor

Bedroom One

13' 8" x 9' 5" (4.17m x 2.87m)

A good sized double bedroom with bright neutral decor, radiator, useful over bulk head storage cupboard and two windows to the front.

Bedroom Two

7' 2" x 11' 4" (2.18m x 3.45m)

A second good sized bedroom with radiator and window to the rear

Bathroom

The recently fitted modern bathroom comprises; Bath with rainfall shower over and screen, vanity unit sink and low flush wc, attractive tiling and window

Outside

The property benefits from gated off street parking to the rear which is accessed via the side of the property.

The rear garden is of a good size with attractive decking, graveled area and fence borders. There is also a garden shed.



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welcome to

The Yard Clarence Drive, Horsforth Leeds

- Two Bedroom Semi-detached Home
- Newly Fitted Kitchen & Bathrooms
- Brand New Boiler Installed In February
- Gated Off Street Parking
- Great Horsforth Location

Tenure: Freehold EPC Rating: C

£260,000



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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