



**Woodway Drive, Horsforth Leeds LS18 4HZ**

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**Woodway Drive, Horsforth Leeds**

\*Guide Price £270,000 - £280,000\* Sat in a lovely position on a cul-de-sac in Horsforth and offered with NO CHAIN is this fabulous two bedroom semi-detached bungalow with versatile ready to move into accommodation. Benefiting from a DRIVEWAY & GARAGE. Well maintained gardens & conservatory.



## **Woodway Drive Entrance Hall**

Door to the front opens into the hallway

## **Living Room**

11' 5" x 13' 3" ( 3.48m x 4.04m )

A good sized living room with neutral decor, fire with stone surround, radiator and window to the front

## **Conservatory**

18' 1" x 9' 5" ( 5.51m x 2.87m )

A lovely addition to the property and allowing a peaceful space to sit and relax with laminate flooring, windows to three sides and doors opening out onto the garden.

## **Kitchen**

9' x 6' 10" ( 2.74m x 2.08m )

The modern fitted kitchen features a range of wall and base units with complimentary work surfaces over which incorporate a inset sink with mixer tap and electric hob with extractor hood over. A range of integrated appliances include; Oven, microwave, washing machine, dishwasher and fridge freezer. Tiled flooring, radiator, window and door to the side.

## **Bedroom One**

11' 10" x 9' 10" ( 3.61m x 3.00m )

A good sized double bedroom with neutral decor, a range of integrated wardrobes and drawers providing ample storage, radiator and window through to the conservatory.

## **Bedroom Two**

10' 3" x 8' 7" ( 3.12m x 2.62m )

A double bedroom, currently used as a dining room, with radiator and sliding door opening through to the conservatory

## **Shower Room**

A modern shower room which comprises; walk in shower cubicle with glass screen, low flush wc, vanity sink unit, heated towel rail, tiled flooring and walls, window to the side.

## **Outside**

The property benefits from a generous driveway which leads to the detached garage providing ample off street parking and storage.

Garden laid to lawn with shrub borders and mature hedge to the front providing privacy.

The rear garden provides grassed area, paved patio ideal for seating and a garden shed, there are fence borders.



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## Woodway Drive, Horsforth Leeds

- Two Bedrooms Bungalow
- Two Reception Rooms
- Modern Kitchen & Shower Room
- Driveway & Garage
- Offered with NO CHAIN

Tenure: Freehold EPC Rating: D

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT106708 - 0005

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william h brown



**0113 258 3476**



Horsforth@williambrown.co.uk



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



**williambrown.co.uk**