



**Newlay Wood Crescent, Horsforth Leeds LS18 4LW**



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**Newlay Wood Crescent, Horsforth Leeds**

Internal viewing is a must for this spacious THREE double bedroom dormer bungalow in a great Horsforth location! Benefiting from a DRIVEWAY & DETACHED GARAGE - Enclosed rear garden. Modern bathroom to the first floor.



### **Newlay Wood Crescent**

A three double bedroom semi-detached dormer bungalow situated in a popular residential area of Horsforth, close to local amenities, transport links and schools. The property itself offers spacious versatile accommodation which briefly comprises; Entrance hallway, spacious lounge, dining room, fitted kitchen, downstairs wc and double bedroom to the ground floor. The first floor offers two further double bedrooms and the modern bathroom. To the outside the property benefits from a generous paved driveway and detached garage - allowing ample off street parking and storage. The enclosed rear garden is of a good size with mature borders giving a degree of privacy. Internal viewing is highly recommended to appreciate the accommodation on offer.

#### **Ground Floor**

##### **Hallway**

Door to the side opens into the spacious hallway with stairs leading up to the first floor and attractive flooring.

##### **Lounge / Dining Room**

16' 10" max x 10' 8" max ( 5.13m max x 3.25m max )

A spacious lounge with neutral decor, fireplace with surround, radiator and bay window to the front.

##### **Dining Room**

12' 9" x 10' 9" ( 3.89m x 3.28m )

A useful second reception room with radiator and window to the rear

##### **Kitchen**

10' 10" x 8' 8" ( 3.30m x 2.64m )

The fitted kitchen comprises a range of wall and base units with complimentary work surfaces over with sink unit and tiled splash backs. Double wall mounted oven, plumbing for washing machine and induction hob. Window to the side and rear overlooking the garden.

### **Bedroom Three**

8' 8" x 7' 11" ( 2.64m x 2.41m )

A good sized double bedroom with laminate wood flooring, radiator and window to the front

### **Downstairs Cloakroom**

5' 7" x 4' 6" ( 1.70m x 1.37m )

A useful space with part tiled walls, wash basin and low flush wc, vinyl flooring and window

### **First Floor**

#### **Landing**

Stairs from the ground floor and useful storage cupboard.

### **Bedroom One**

12' 11" x 12' 4" ( 3.94m x 3.76m )

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

### **Bedroom Two**

12' max x 12' 6" ( 3.66m max x 3.81m )

A good sized bedroom which is currently being used as a dressing room with radiator and skylight window

### **Bathroom**

A modern bathroom which comprises; Bath with shower over and screen, wash basin, wc, part tiled and skylight window

### **Outside**

The property benefits from a generous paved driveway allowing ample off street parking. Gated access allows to a further driveway and the detached garage ideal for storage.

To the front is a tiered garden which is gravel for low maintenance and mature trees to the front.

The rear, enclosed garden is of a good sized mainly laid to lawn with a paved patio area ideal for seating.



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## Newlay Wood Crescent, Horsforth Leeds

- Three Bedroom Dormer Bungalow
- Driveway & Detached Garage
- Generous Enclosed Rear Garden
- Spacious Accommodation Throughout
- Great Horsforth Location

Tenure: Freehold EPC Rating: C

offers in excess of

**£315,000**



Please note the marker reflects the postcode not the actual property

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