



Silk Mill Road, Leeds LS16 6PT

welcome to

Silk Mill Road, Leeds

GUIDE PRICE £170,000 - £180,000 A spacious two double bedroom semi-detached home sat on a generous corner plot. Horsforth train station only 0.5miles away. Internal viewing is a must to appreciate the accommodation on offer.



Silk Mill Road

A spacious two double bedroom semi-detached home situated in a popular residential area close to local amenities, good transport links and schools. The accommodation briefly comprises; Entrance hall, good sized lounge, kitchen/diner and utility room to the ground floor. The first floor offers two double bedrooms, house bathroom and access to the loft providing ample storage. The property sits on a larger than average plot with garden space to three sides, mainly laid to lawn, the rear garden is tiered and mature hedges surround the border giving a good degree of privacy. Internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Door to the front opens into the entrance hallway with stairs up to the first floor.

Lounge

14' 8" max x 14' 6" max (4.47m max x 4.42m max)

A spacious lounge with neutral decor, laminate wood flooring, feature fireplace with surround, radiator and window to the front. Internal door leads through to the kitchen.

Kitchen/Diner

13' 7" x 7' 7" (4.14m x 2.31m)

The fitted kitchen features a range of wall and base units with complimentary laminate work surfaces over, sink and drainer unit with mixer tap, oven with gas hob and extractor hood, space for fridge freezer, radiator and window to the rear.

Utility Room

A useful space with laminate wood flooring, space for washing machine and tumble dryer and door to the side. Further useful cupboard.

First Floor

Landing

with stairs from the ground floor, window to the side and access to the loft

Bedroom One

14' 8" x 9' (4.47m x 2.74m)

A good sized double bedroom with radiator, useful storage cupboard and window to the front

Bedroom Two

11' 3" x 10' 4" max (3.43m x 3.15m max)

A second double bedroom with useful linen closet, radiator and window to the rear

Bathroom

The bathroom comprises; Bath with shower over, low flush wc, wash basin, heated towel rail, tiled walls and window to the rear

Outside

The property sits on a large corner plot with garden space to three sides with a tiered garden to the rear. All mainly laid to lawn with mature hedge borders allowing a degree of privacy and ideal for families and pets.

Agents Notes

We are of the understanding that this property is of non-standard construction and is a Wimpey No Fines - this will need to be checked by your solicitor/mortgage broker



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welcome to

Silk Mill Road, Leeds

- *GUIDE PRICE £170,000 - £180,000*
- Two Double Bedroom Semi-detached
- Large Corner Plot
- Fitted Kitchen with Utility Room
- Popular Location

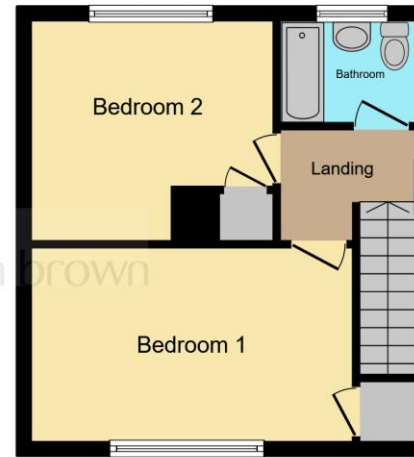
Tenure: Freehold EPC Rating: Awaited

guide price

£170,000 - £180,000



Ground Floor



First Floor

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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Property Ref:
HFT106774 - 0002

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