



**Bank Avenue, Horsforth Leeds LS18 4QX**

**welcome to**

**Bank Avenue, Horsforth Leeds**

Situated in a quiet cul-de-sac in a popular Horsforth area close to local amenities, good transport links and good schools. A spacious ready to move into three bedroom end-terraced home. Low maintenance paved rear garden. Driveway to the front. Internal viewing is a must!



## Bank Avenue

A spacious three bedroom end-terraced home situated in a quiet cul-de-sac in a popular Horsforth location, close to local amenities, transport links and good schools. The property offers ready to move into accommodation which briefly comprises; Hallway, spacious lounge and kitchen/diner to the ground floor. The first floor offers three good sized bedrooms, including two doubles, and the house bathroom. The property benefits from a driveway to the front allowing off street parking, there is a garden laid to lawn to the front and a path leading down the side with gated access to the paved rear garden overlooking the neighbour's orchard. Internal viewing is highly recommended to appreciate the accommodation on offer - this home is sure to appeal to a number of buyers. Conveniently located within walking distance to Horsforth Hall Park and the amenities on both Town Street and New Road Side.

## Ground Floor

### Entrance Hallway

Door to the side and stairs up to the first floor

### Living Room

15' 2" x 11' max ( 4.62m x 3.35m max )

A good sized living room with remote controlled gas fireplace with fitted cupboards and flexible shelving either side of the fireplace, radiator and window to both front and side.

### Kitchen / Diner

10' 1" x 16' 5" ( 3.07m x 5.00m )

The attractive Habitat 'Canella' kitchen features a range of wall and base units with solid beechwood work surfaces over, double sink with mixer tap, double oven and gas hob. Space for washing machine and fridge freezer. Useful pantry with storage, tiled flooring, radiator, door and window to rear and side. There is ample space for dining table and chairs.

## First Floor

### Landing

With stairs from the ground floor

### Bedroom One

10' 3" x 10' 4" ( 3.12m x 3.15m )

A good sized double bedroom with useful fitted linen/store cupboard, radiator and window to the rear

### Bedroom Two

11' max x 10' 3" ( 3.35m max x 3.12m )

A second double bedroom with useful integrated wardrobes, radiator and two windows to the front

### Bedroom Three

8' 1" x 5' 9" ( 2.46m x 1.75m )

With neutral decor, radiator and window to the front

### Bathroom

The bathroom comprises; Bath with shower over and screen, low flush wc, wash basin, heated towel rail, under floor heating and window to the rear.

## Outside

The property benefits from a driveway to the front allowing off street parking. There is also a garden laid to lawn with mature borders.

To the rear is a sizeable garden which is paved for low maintenance with fence borders making this a lovely private space to sit and relax.

## Agents Notes

- Newly fitted double glazed UPVc windows and doors
- Exterior insulation - 100mm Baumit insulation
- Roof will be resurfaced September 2024 and EPC rating to be updated



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## Bank Avenue, Horsforth Leeds

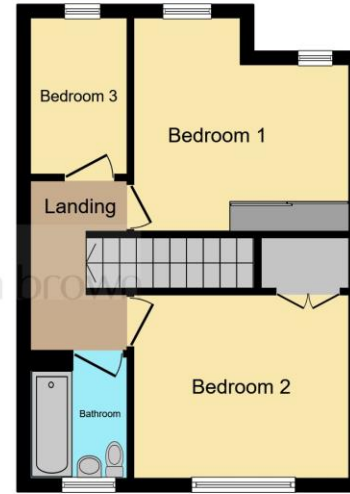
- Three Bedroom End-terraced Home
- Great Horsforth Location
- Driveway to the Front
- Stylish Accommodation
- Internal Viewing is a Must

Tenure: Freehold EPC Rating: D

# £310,000



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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