



Rose Avenue, Horsforth Leeds LS18 4QE

welcome to

Rose Avenue, Horsforth Leeds

Internal viewing is highly recommended for this three bedroom home in the heart of Horsforth. Offered with NO ONWARD CHAIN. Spacious accommodation over three floors. Cellar for storage.



Rose Avenue

Offered with no onward chain is this three bedroom mid-terrace property located in a popular residential area of Horsforth and close to all the amenities that New Road Side has to offer with its cafes, bars, restaurants and shops. There are many excellent schools and good transport links. The home itself would suit a number of buyers, accommodation is situated over three floors and briefly comprises: lounge and fitted kitchen on the ground floor, one spacious double bedroom and the bathroom on the first floor and two further good sized double bedrooms on the second floor. The property also benefits from access to the cellar for storage and there is a paved rear yard to enjoy some outdoor space.

Ground Floor

Lounge

14' 2" x 13' 3" (4.32m x 4.04m)

Front door opens into the spacious lounge with neutral decor, laminate wood flooring, radiator and window to the front

Kitchen

11' 8" x 8' 3" (3.56m x 2.51m)

The fitted kitchen features a range of wall and base units with complimentary work surfaces, sink and drainer unit with mixer tap, fitted oven and gas hob, integrated fridge freezer and a dishwasher.

There is a door and window to the rear. Door leading to the cellar which also provides some storage behind. Stairs up to the first floor.

First Floor

Landing

Stairs from the kitchen and stairs up to the second floor, window to the rear.

Bedroom One

14' 3" x 11' 5" (4.34m x 3.48m)

A spacious double bedroom with useful fitted wardrobes and window to the front

Bathroom

8' 8" x 8' 3" (2.64m x 2.51m)

The generous bathroom comprises; bath with shower over, low flush wc, wash basin, radiator, and window to the rear. The bathroom also includes a laundry cupboard with washing machine and tumble dryer.

Second Floor

Bedroom Two

14' 1" x 9' 8" (4.29m x 2.95m)

A second double bedroom to the top floor with window to the front

Bedroom Three

10' 6" x 9' 6" (3.20m x 2.90m)

A third good sized bedroom with radiator and window

Outside

On street parking to the front of the property and a graveled rockery.

To the rear is a yard which is paved for low maintenance with wall borders.

Cellar

There is access to the cellar - ideal for storage



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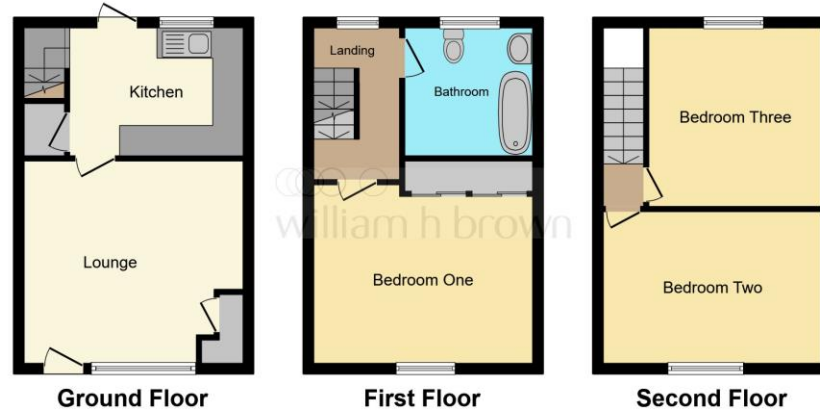
welcome to

Rose Avenue, Horsforth Leeds

- Three Bedroom Mid Terrace Home
- Great Horsforth Location
- Offered with NO CHAIN
- Over Three Floors
- Useful Cellar

Tenure: Freehold EPC Rating: D

£290,000



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 inspector(s). Powered by www.focalagent.com



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Property Ref:
HFT106784 - 0004

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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



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



williamhbrown.co.uk