



**Victoria Drive, Horsforth Leeds LS18 4PN**



**welcome to**

**Victoria Drive, Horsforth Leeds**

A great family home in a popular Horsforth location, close to local amenities, good schools & transport links. The property offers two receptions rooms, useful loft room, driveway & garage - generous rear garden.



## Victoria Drive

A spacious three bedroom semi-detached home in a great Horsforth location close to local amenities, good schools and transport links. This home has been a much loved family home for over 35 years!! Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance porch, spacious hallway, two reception rooms both with wood burners and the fitted kitchen to the ground floor. The first floor offers three good sized bedrooms, house bathroom and a separate wc. There is also a useful loft room with velux windows. To the outside the property benefits from a driveway providing ample off street parking, there is a garage ideal for storage. A generous, enclosed rear garden makes a lovely space to sit and relax. This home is sure to appeal to a number of buyers.

## Ground Floor

### Entrance Porch

Door to the front opens into the porch which is an ideal space to leave shoes and coats, internal door leads through to the hallway

### Hallway

A spacious hallway with bright, neutral decor, vinyl flooring and stairs leading up to the first floor.

### Lounge

13' 10" x 11' 2" max ( 4.22m x 3.40m max )

A spacious reception room to the front of the property with neutral decor, laminate wood flooring, wood burner with attractive tiled surround and hearth and single glazed window to the front allowing ample natural lighting.

### Dining Room

11' 3" max x 13' 11" ( 3.43m max x 4.24m )

A useful second reception room to the rear of the property - ideal as a formal dining room, snug or playroom. With neutral decor, vinyl flooring, wood burner with attractive surround and single glazed window to the rear overlooking the garden.

## Kitchen

10' 2" x 5' 10" ( 3.10m x 1.78m )

The fitted kitchen offers ample storage with a range of wall and base units with laminate work tops over, stainless steel sink unit and tiled splash backs. Space for under-counter fridge and freezer, gas oven with gas hob over. Useful storage cupboard, single glazed windows to both rear and side, door to the side.

## First Floor Landing

With stairs from the ground floor, window to the side and stairs up to the loft room

## Bedroom One

13' 11" x 10' 11" ( 4.24m x 3.33m )

A good sized double bedroom with ample space for free standing furniture, laminate flooring and single glazed window to the rear with views over the garden.

## Bedroom Two

10' 11" x 8' 9" ( 3.33m x 2.67m )

A second double bedroom with window to the front

## Bedroom Three

7' 6" x 6' 5" ( 2.29m x 1.96m )

A good sized third bedroom with laminate flooring and single glazed window to the front.

## Bathroom

The bathroom comprises; Bath with shower over, wash basin, low flush wc, vinyl flooring, electric heater and window to the side

## Separate Wc

Low flush wc, vinyl flooring and window

## Second Floor Loft Room

12' 10" x 11' ( 3.91m x 3.35m )

A useful loft room ideal for storage with velux window

## Outside

To the front of the property there is a graveled low maintenance garden with wall borders and mature trees and shrubs. The property benefits from a driveway to the front offering off street parking, Gated access to the rear of the property. There is a garage to the rear which provides ample storage.

The rear garden is of a generous size with fence borders, mature shrubs and plants make this a lovely enclosed space ideal for families. Mainly laid to lawn with a garden shed.



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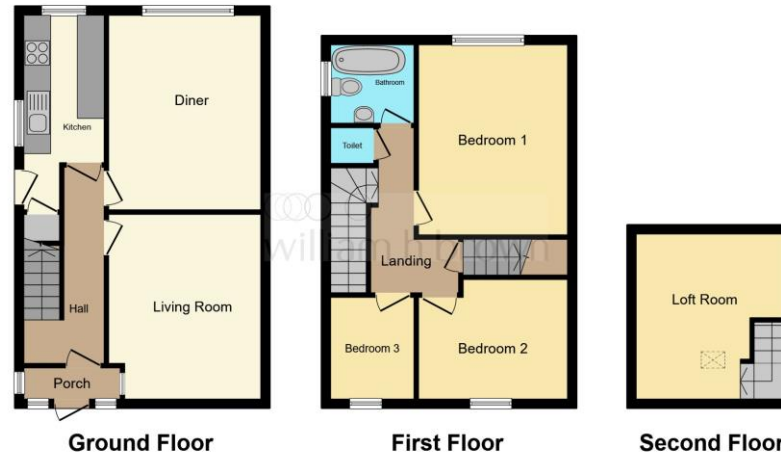
welcome to

## Victoria Drive, Horsforth Leeds

- Three Bedroom Semi-detached Home
- Driveway & Garage
- Generous Enclosed Rear Garden
- Great Horsforth Location
- Two Reception Rooms

Tenure: Freehold EPC Rating: F

**£380,000**



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



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Property Ref:  
HFT106847 - 0004

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