



Beech House Lodge Scotland Lane, Horsforth Leeds LS18 5HH

welcome to

Beech House Lodge Scotland Lane, Horsforth Leeds

Offered with NO ONWARD CHAIN and such a unique opportunity to acquire should a fabulous home in Horsforth. In need of modernisation throughout however the scope and accommodation on offer is one not to miss! Driveway, garage and wrap around gardens! Fabulous views



Beech House Lodge

Situated in a much sought after Horsforth location and offered with NO ONWARD CHAIN is this fabulous opportunity to own such a unique property! Internal viewing is highly recommended and the property requires a degree of modernisation, accommodation briefly comprises; Entrance hallway, spacious lounge and dining room, fitted kitchen and cloakroom to the ground floor. The first floors offers three good sized bedrooms and a bathroom. There is a driveway and garage providing ample off street parking and storage. Wrap around gardens offer great outside space. Fantastic surroundings and views.

Ground Floor

Entrance Hall

A spacious hallway with stairs to the first floor and under stair storage

Downstairs Cloakroom

A useful downstairs cloakroom with laminate flooring, pedestal wash basin, low flush wc and extractor

Lounge

12' 10" max x 23' 11" max (3.91m max x 7.29m max)

A great sized reception room with log burner, two radiator and two windows to the side and rear

Dining Room

13' 5" x 10' 6" max (4.09m x 3.20m max)

Radiator and windows to both front and side

Kitchen

11' 7" x 10' 1" (3.53m x 3.07m)

A generous kitchen provides a range of wall and base units, double oven, gas hob, vinyl flooring and windows to both front and side.

First Floor

Landing

With stairs from the first floor, two linen closets, radiator and window with lovely views.

Bedroom One

15' 9" x 14' 5" max (4.80m x 4.39m max)

A really good sized double bedroom with integrated wardrobes, radiator and window to the rear

Bedroom Two

13' 7" x 11' 3" (4.14m x 3.43m)

A second good sized bedroom with integrated wardrobes, radiator and window to the front boasting lovely views over the fields

Bedroom Three

9' 9" x 9' 9" max (2.97m x 2.97m max)

Radiator and window to the rear

Bathroom

6' 4" x 12' (1.93m x 3.66m)

A great sized bathroom which comprises; bath, step in shower, pedestal sink, wc, part tiled walls, heated towel rail and window

Outside

Gated entrance allows access to the property. There is a driveway and garage providing ample off street parking and storage. Wrap around gardens with ample scope to extend



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Beech House Lodge Scotland Lane, Horsforth Leeds

- Three Bedroom Character Property
- DRIVEWAY & GARAGE
- NO ONWARD CHAIN
- In Need Of Modernisation
- UNIQUE OPPORTUNITY

Tenure: Freehold EPC Rating: E

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT106864 - 0002

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