



**Breary Avenue, Horsforth Leeds LS18 5QH**



**welcome to**

**Breary Avenue, Horsforth Leeds**

\*GUIDE PRICE £270,000 - £280,000\* A well presented and spacious three bedroom mid-terrace property in Horsforth, close to good schools, amenities and transport links. Useful cellar and loft for storage. Modern fitted kitchen & bathroom. Attractive front garden & rear Courtyard.



## Breary Avenue

Internal viewing is highly recommended to appreciate the accommodation on offer with this stylish and well proportioned three bedroom home in Horsforth. Conveniently situated close to local amenities, transport links and good schools this home is sure to appeal to a number of buyers. Offering ready to move into accommodation which briefly comprises; Entrance hallway, spacious lounge, modern kitchen/diner to the ground floor. The first floor offers three good sized bedrooms and the bathroom. The property also benefits from a cellar and access to the loft - providing ample storage. Outside there is on street parking, an attractive garden to the front and a low maintenance courtyard to the rear which is a lovely space to sit and relax.

### Ground Floor

#### Entrance Hallway

Door to the front opening to the hallway with stairs up to the first floor and door through to the lounge

#### Lounge

13' 4" max x 12' 7" ( 4.06m max x 3.84m )

A great sized lounge with attractive wooden flooring, gas fire place with surround, radiator and window to the front

#### Kitchen/Diner

16' 5" x 14' 6" ( 5.00m x 4.42m )

The kitchen provides a range of wall and base units in a stylish deep blue with complimentary wooden work surfaces over which incorporate a black composite sink with mixer tap and a gas ring hob. Attractive metro style splashbacks, wall mounted oven, integrated dishwasher and space for large fridge freezer. Kitchen island providing more cupboard space and breakfast bar style seating.

Tiled flooring, ceiling spot lights, stairs leading down to the cellar, window and door to the rear and ample space for dining table and chairs.

### First Floor

#### Landing

With stairs from the ground floor and access to the loft

#### Bedroom One

14' 5" x 11' 5" max ( 4.39m x 3.48m max )

A good sized double bedroom with feature fire place, wooden floor, radiator and window to the rear

#### Bedroom Two

12' 6" x 9' 4" max ( 3.81m x 2.84m max )

A second double bedroom with wooden flooring, feature fireplace, radiator and window to the front

#### Bedroom Three

8' 11" max x 6' 9" ( 2.72m max x 2.06m )

A good sized bedroom currently being used as a home office with useful built in cupboard, radiator and window to the front

#### Bathroom

The part tiled bathroom comprises; bath with shower over and screen, vanity wash basin, low flush wc, heated towel rail, tiled flooring and window to the rear

### Outside

To the front of the property there is an attractive garden laid to lawn with mature borders, gated path leading to the front door and small paved patio area ideal for seating.

To the rear there is a paved courtyard with steps from the back door. A lovely space to sit and relax. There is also access to an outhouse providing storage.

### Lower Ground Floor Cellar

Access via the kitchen is this spacious cellar ideal for storage



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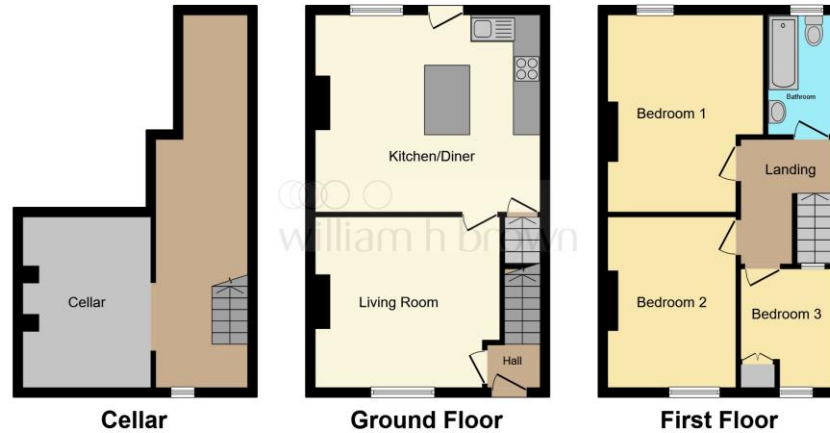
## Breary Avenue, Horsforth Leeds

- \*GUIDE PRICE £270,000 - £280,000\*
- Three Bedroom Mid-terrace Property
- Stylish & Spacious Accommodation
- Conveniently Situated in Horsforth
- Attractive Front Garden

Tenure: Freehold EPC Rating: C

guide price

**£270,000 - £280,000**



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HFT106768 - 0003

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