



**Outwood Lane, Horsforth Leeds LS18 4HU**



**welcome to**

## **Outwood Lane, Horsforth Leeds**

An extended FIVE bedroom family home situated in a popular residential area of Horsforth, close to local amenities and good transport links. Benefiting from a block paved driveway & generous rear garden. Offering ready to move into accommodation over three floors.



### **Outwood Lane**

A superb FIVE bedroom extended, semi-detached family home situated in a popular residential area of Horsforth, close to local amenities, good schools and transport links including Kirkstall Forge train station. The home itself has been well cared for and offers spacious, modern, ready to move into accommodation situated over three floors and would suit a number of buyers. The property briefly comprises; Entrance hall, downstairs wc, lounge, second reception room and modern open plan kitchen/diner to the ground floor. The first floor offers two good sized double bedrooms, a third bedroom (or office) and the modern house bathroom. The second floor includes the master bedroom, luxury shower room and an additional bedroom. Externally the property benefits from a generous block paved driveway to the front allowing off street parking (up to three cars). There is also a good sized enclosed rear garden ideal for those with children or who love to entertain. We are certain this home will appeal to a number of buyers and internal viewing is highly recommended to truly appreciate the accommodation on offer.

### **Ground Floor Entrance Hall**

Front door opens into the bright and welcoming hallway with neutral decor, carpet, radiator and stairs leading up to the first floor.

### **Downstairs Wc**

A useful addition to any busy family home with a low flush wick, wash basin, vinyl flooring and extractor.

### **Lounge**

12' 11" max x 10' 10" + bay ( 3.94m max x 3.30m + bay )  
A lovely formal lounge to the front of the property with neutral decor, attractive laminate flooring, gas fire place with feature exposed brick back, radiator and large double glazed bay window to the front.

### **Dining Room/Family Room**

13' max x 11' 2" ( 3.96m max x 3.40m )

A versatile second reception room with carpet, radiator and internal double doors leading through to the kitchen.

### **Open Plan Kitchen Diner**

18' 9" max x 9' 7" ( 5.71m max x 2.92m )

L-shaped room - 18'9" x 18'3" max (5.71m max x 5.57m max)

A superb open plan extended dining kitchen of excellent proportions which is ideal for busy family life. Two velux skylights and window to the rear allow ample natural light. There is also double French doors opening onto the back garden. The kitchen comprises an attractive range of cream high gloss base and wall units, with complimentary work surfaces over and contrasting ceramic tiled splash backs, stainless steel sink with mixer tap. Space for large range style cooker with extractor over, space for dishwasher, space for fridge freezer and plumbing for washing machine.

Ceiling spotlights, laminate flooring and ample space for dining table and chairs.

### **First Floor Landing**

A spacious landing with window to the side and stairs leading up to the second floor.

### **Bedroom Two**

13' max x 10' 10" ( 3.96m max x 3.30m )

A good sized double bedroom with carpet, radiator and double glazed bay window to the front.

### **Bedroom Three**

13' x 11' 7" ( 3.96m x 3.53m )

Another good sized double bedroom with carpet, radiator and double glazed window to the rear overlooking the garden

### **Bedroom Five/Office**

6' 11" x 6' 3" ( 2.11m x 1.91m )

Ideal as an office or nursery with neutral decor, carpet, radiator and window to the front

### **Bathroom**

A beautiful modern spacious family bathroom which comprises; bath with shower over and screen, low flush wc, wash basin, heated towel rail, travertine tiled walls and flooring with underfloor heating.

### **Second Floor Bedroom One**

11' x 11' 5" ( 3.35m x 3.48m )

A spacious double bedroom with useful eaves storage, radiator and dormer window to the rear with lovely views.

### **Bedroom Four**

15' 8" x 7' 8" Restricted head height ( 4.78m x 2.34m

Restricted head height )

Neutral decor, radiator, useful eaves storage and two velux windows to the front

### **Shower Room**

A luxury shower room with spacious walk-in double shower cubicle with screen, wall mounted vanity unit basin, low level flush wc, attractive ceramic tiled walls and matching ceramic tiled floor with under floor heating, vanity mirror, chrome heated towel rail and ceiling inset spotlighting.

### **Outside**

The property benefits from an ample block paved driveway to the front allowing off street parking, with raised Yorkshire stone beds with grey slate housing mature plants and shrubs.

To the rear of the property is a particularly good size and gated lawned garden with paved patios, garden shed and additional secure storage.



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## Outwood Lane, Horsforth Leeds

- Extended FIVE Bedroom Family Home
- Ample Block Paved Driveway
- Generous Rear Garden
- Popular Horsforth Location
- Accommodation Over Three Floors

Tenure: Freehold EPC Rating: D

**£535,000**



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