



Lickless Terrace, Horsforth Leeds LS18 5QG

welcome to

Lickless Terrace, Horsforth Leeds

Charming three bedroom semi-detached family home in a popular residential area of Horsforth. Open plan living/dining room, modern kitchen, private enclosed back garden, driveway & garage! This home has been meticulously looked after by the current owners, ensuring that it is in excellent condition.



Lickless Terrace

This beautifully presented semi-detached home is an ideal choice for families looking for a comfortable and stylish property in a highly sought after area of Horsforth. With spacious living areas, modern finishes, and a low-maintenance garden this property offers the perfect blend of convenience and style. The home provides; Spacious living/dining room, modern kitchen and integral garage to the ground floor. The first floor offers three good sized bedrooms and the house bathroom. Outside the property benefits from a driveway to the front allowing ample parking and an enclosed rear garden. Situated in the popular Lickless Terrace area of Horsforth, this property is within easy reach of local amenities, reputable schools, and excellent transport links. With a variety of parks, shops, and restaurants nearby, it offers both convenience and a great sense of community. This lovely family home is sure to attract considerable interest, so early viewing is highly recommended to avoid disappointment.

Ground Floor

Entrance Hallway

Door to the front opening into the welcoming hallway with laminate flooring, radiator and stairs up to the first floor.

Lounge / Dining Room

24' 6" max x 16' 10" max (7.47m max x 5.13m max)

The light-filled living and dining space provides a wonderful area for relaxation and entertaining. The open-plan layout ensures a sociable flow between rooms, perfect for modern family living. Stylish gas fire place, two radiators, window to the front and rear along with double doors opening into the garden.

Kitchen

14' 9" x 8' 6" (4.50m x 2.59m)

A well-equipped, contemporary kitchen with ample storage space, work surfaces, and room for modern appliances. This kitchen offers a practical and stylish hub for meal preparation and family activities. Radiator, laminate flooring, ceiling spot lights, window to the rear and doors through to the garage.

First Floor

Landing

Stairs from the ground floor, access to the part boarded loft and window to the side.

Bedroom One

10' 6" x 11' 11" (3.20m x 3.63m)

A good sized double bedroom with radiator and window to the front.

Bedroom Two

13' x 10' 6" (3.96m x 3.20m)

A second double bedroom with radiator and window to the rear

Bedroom Three

7' 9" x 6' (2.36m x 1.83m)

A good sized third bedroom with radiator and window to the rear

Bathroom

A good sized family bathroom comprising; bath with shower over and screen, low flush wc, vanity sink unit, tiled floor with under floor heating and window to the side.

Outside Space

The low-maintenance garden features artificial grass and decking area, offering a safe and easy-to-care-for space for children to play or for hosting summer gatherings.

The property also benefits from off-street parking with a private driveway and a single garage, providing ample space for vehicles and additional storage.



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welcome to

Lickless Terrace, Horsforth Leeds

- Spacious Three Bedroom Property
- Open Plan Living/ Dining Room
- Stylish, Contemporary Kitchen
- Low Maintenance Enclosed Garden
- Private Driveway & Garage

Tenure: Freehold EPC Rating: D

£315,000



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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