



**Wood Bottom Gardens, Horsforth Leeds LS18 4TW**



**welcome to**

## **Wood Bottom Gardens, Horsforth Leeds**

\*\*\*\* GUIDE PRICE £270,000 - £280,000 \*\*\*\* What a lovely, ready to move into TWO DOUBLE bedroom home this is, located on the popular 'Horsforth Vale' This property is sure to appeal to a number of buyers and internal viewing is a must! Driveway providing off street parking and good sized rear garden.



## Wood Bottom Gardens

A fantastic ready to move into two double bedroom home, done to high standard by the current owner this property is sure to appeal to a number of buyers, located in the sought after Horsforth Vale development which has its own shop and lovely little cafe. The home itself offers well proportioned accommodation which briefly comprises; Entrance hall, downstairs WC, spacious lounge with patio doors and modern stylish kitchen to the ground floor. The first floor offers two good sized double bedrooms and the house bathroom. To the outside there is a driveway and good sized garden mainly laid to lawn. Internal viewing is highly recommended to appreciate this home.

## Ground Floor

### Entrance Hallway

The composite front door takes you through to a welcoming entrance hall with laminate flooring, radiator and stairs leading up to the first floor

### Downstairs Wc

Downstairs WC with wash basin, vinyl flooring, radiator and window to the side

### Lounge / Dining Room

13' 6" max x 13' 7" max ( 4.11m max x 4.14m max )

A lovely spacious room with neutral decor, laminate wood flooring, space for dining table, two radiators, useful storage cupboard and double patio doors to the rear opening out onto the garden and allowing ample natural light into the room.

### Kitchen

10' 4" x 6' 10" ( 3.15m x 2.08m )

A modern and stylish kitchen offering a range a wall and base units with quartz work surfaces over and matching upstands, inset sink with mixer tap and tiled splash backs. A range of integrated appliances include; Fridge freezer, washing machine, electric oven and induction hob with extractor over. Tiled flooring, radiator and window to the front.

## First Floor

### Landing

Stairs from the ground floor, a pull down ladder provides access to the part boarded loft ideal for storage

### Bedroom One

13' 6" x 9' ( 4.11m x 2.74m )

A good sized double bedroom with attractive decor, two radiators and two windows to the rear overlooking the garden

### Bedroom Two

13' 6" max x 8' 11" ( 4.11m max x 2.72m )

A second double bedroom with useful integrated wardrobe, two radiators and two windows to the front

### Bathroom

The part tiled bathroom comprises; bath with shower over and screen, WC, wash basin, heated towel rail, vinyl flooring and extractor fan.

## Outside

To the front of the property there is a driveway providing off street parking, a paved path leads down the side of the house where a gate allows access into the rear.

The rear garden is off a good size and mainly laid to lawn with a paved patio area, garden shed to the bottom and fence borders for privacy.



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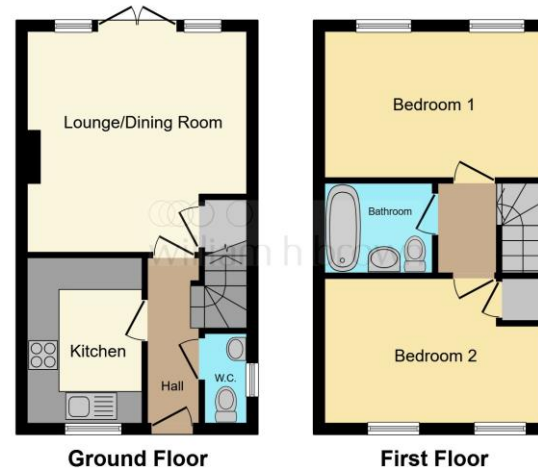
## Wood Bottom Gardens, Horsforth Leeds

- \*\*\*\* GUIDE PRICE £270,000 - £280,000 \*\*\*\*
- Two Double Bedrooms
- Newly Fitted Kitchen
- Driveway & Rear Garden
- Horsforth Vale Location

Tenure: Freehold EPC Rating: B

guide price

**£270,000 - £280,000**



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Property Ref:  
HFT107002 - 0005

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