



West End Drive, Horsforth Leeds LS18 5JX

welcome to

West End Drive, Horsforth Leeds

A beautifully maintained, extended three-bedroom family home situated in a prime Horsforth location, featuring a driveway, single garage, and a private rear garden. Internal viewing is highly recommended to truly appreciate the accommodation on offer.



West End Drive

An internal viewing is essential to truly appreciate the spacious accommodation of this extended three-bedroom semi-detached home with the potential to extend further STPP. Boasting a driveway, garage, and a secluded rear garden, the property features an entrance porch, lounge, dining room, kitchen, and an additional reception room. Upstairs, you'll find three well-proportioned bedrooms and a house bathroom.

Ideally located near Horsforth Hall Park and highly regarded schools, this home is nestled in the charming village atmosphere of Horsforth. Known for its suburban tranquillity and excellent amenities, Horsforth is a popular choice for families, young professionals, and retirees alike. The area offers ample green spaces, a strong sense of community, and a range of services. Horsforth Hall Park is a local favourite, featuring a playground, skate park, and cricket pitch, along with numerous family-friendly activities and sports clubs. The neighbourhood also benefits from good transport links and a variety of shops, pubs, and restaurants.

Ground Floor Entrance Porch

Door and window to the front with solid oak flooring.

Lounge

15' 5" + recess x 12' 10" max (4.70m + recess x 3.91m max)

A spacious bright and airy room with a gas fire place, radiator, solid oak flooring and window to the front.

Dining Room

8' 11" x 15' 10" (2.72m x 4.83m)

A second reception room with tiled flooring, radiator, window to the rear and doors opening out to the garden.

Reception Room

10' 9" x 8' 10" (3.28m x 2.69m)

A useful second reception room with solid oak flooring and radiator.

Kitchen

10' x 7' 3" (3.05m x 2.21m)

The fitted kitchen features a range of wall and base units with solid oak doors, granite work surfaces over with sink and drainer unit. Integrated fridge freezer and dishwasher, space for washing machine. Gas oven and hob with extractor over, tiled flooring and window to the side.

First Floor Landing

With stairs from the ground floor and access to the boarded loft.

Bedroom One

12' 11" x 7' 11" (3.94m x 2.41m)

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

Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

A second double bedroom with radiator and window to the rear.

Bedroom Three

6' 5" x 9' 10" (1.96m x 3.00m)

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

Bathroom

The family bathroom comprises; bath with rainfall shower over, low flush wc, wash basin, heated towel rail, limestone tiled flooring and window to the rear.

Outside

The property benefits from a driveway to the front allowing off street parking. Gated entrance to the car port and the garage providing ample storage. There is a well stocked garden to the front.

The private and enclosed rear garden provides a lovely space to sit and relax or entertain, mainly laid to lawn with multiple mature fruit trees and two patio areas. There is also an in-ground trampoline.



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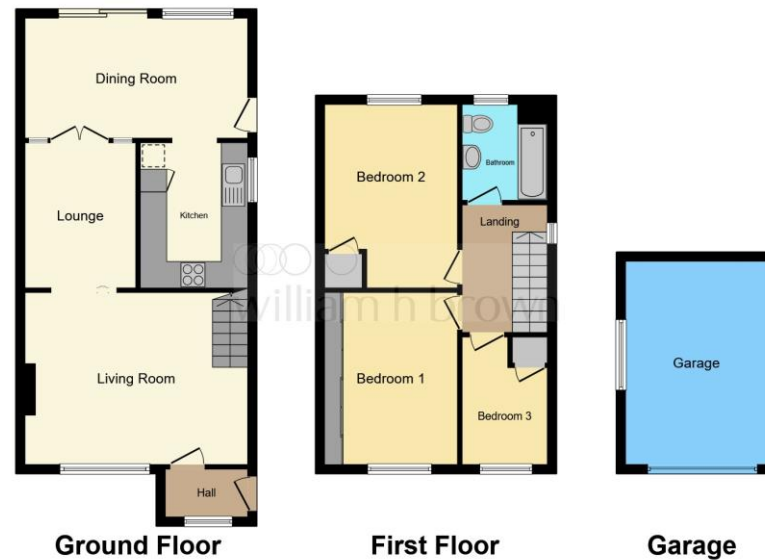
welcome to

West End Drive, Horsforth Leeds

- Three Bedroom Semi-detached Home
- Driveway & Garage
- Enclosed Rear Garden
- Great Horsforth Location
- Spacious Accommodation

Tenure: Freehold EPC Rating: Awaited

£375,000



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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Property Ref:
HFT105984 - 0004

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