



**St. Margarets Road, Horsforth Leeds LS18 5BG**

**welcome to**

**St. Margarets Road, Horsforth Leeds**

A recently renovated detached home which boasts FOUR DOUBLE bedrooms, a stylish shower room, & a contemporary bathroom. Situated on a generous corner plot, it features gardens at the front & side, as well as an enclosed garden at the rear. The property also includes a driveway & garage.





## St. Margarets Road

Offered with no onward chain, this stunning, recently extended and renovated property is nestled in the highly sought-after Horsforth area, close to excellent schools, transport links, and vibrant local amenities. Renovated to an impeccable standard, this home promises a luxurious living experience that will captivate a wide range of buyers.

Step inside to discover a welcoming entrance hallway, leading to a bright lounge with a large window that bathes the room in natural light. The heart of the home is the open-plan kitchen/diner/snug area, featuring bi-folding doors that seamlessly connect indoor and outdoor living. A hidden door reveals a practical utility room, perfect for busy households. The ground floor also boasts two spacious double bedrooms and a sleek, modern shower room. Ascend to the first floor to find two more generous double bedrooms and a stylish bathroom.

Outside, the low-maintenance paved rear garden, framed by hedge borders, offers a private retreat. The property sits on a generous corner plot and includes a driveway and garage, providing ample off-street parking and storage. This luxurious home in Horsforth is ready for you to move into and enjoy.

## Ground Floor

### Entrance Hallway

Entering through the front door, you will find a bright hallway with laminate wood flooring. There's a radiator for warmth and a useful storage cupboard under the stairs. The staircase leads up to the first floor.

### Lounge

10' 11" x 12' ( 3.33m x 3.66m )

A charming reception room featuring a contemporary wall-mounted electric fireplace, with space above for a TV. The fitted radiator ensures warmth, while large windows on both the front and side flood the room with natural light. Double glass doors open into the kitchen.

### Snug Area

8' 7" x 15' 2" ( 2.62m x 4.62m )

A bright and airy snug area, seamlessly integrated with the kitchen and dining room. The consistent laminate flooring throughout enhances the flow, complemented by a radiator for warmth. Glass doors lead to the lounge, inviting natural light and creating a sense of openness.

### Kitchen / Dining Room

23' 10" x 11' 1" ( 7.26m x 3.38m )

A modern and stylish kitchen area, featuring a range of wall and base units with complementary laminate work surfaces. The kitchen island incorporates a sink and drainer unit with a mixer tap and further storage. There is also a fitted oven and induction hob with extractor. Discreet cabinet doors reveal a spacious and practical utility room.

The attractive laminate flooring extends throughout, illuminated by ceiling spotlights and two skylight windows. A rear window and ample space for a dining table and chairs enhance the room's functionality. Bi-fold doors flood the space with natural light and open onto the rear garden

### Utility Room

11' 2" x 6' 1" ( 3.40m x 1.85m )

Accessed through a hidden door from the kitchen, this spacious and practical utility room offers plumbing and space for a washing machine and tumble dryer. It features a range of modern wall and base units providing ample storage, a sink with a drainer unit and mixer tap, laminate flooring, a radiator, and a window to the rear.

### Bedroom Three

11' 9" x 10' 10" ( 3.58m x 3.30m )

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

### Bedroom Four

16' 11" x 11' max ( 5.16m x 3.35m max )

Another double bedroom to the ground floor with radiator and window to the side

## Shower Room

A contemporary shower room featuring a step-in shower with a glass panel screen, a wash basin, and a low flush WC. The room is enhanced by laminate flooring, tiled walls, a heated towel rail, and an extractor fan.

## First Floor Bedroom One

21' 6" max - restricted head height x 12' 1" + recess ( 6.55m max - restricted head height x 3.68m + recess )

A generously sized master bedroom, featuring a radiator and skylight windows at both the front and rear, ensuring ample natural light.

## Bedroom Two

21' 6" x 10' 3" + recess ( 6.55m x 3.12m + recess )

A second double bedroom to the first floor with radiator, skylight window and feature window to the side.

## Bathroom

A stylish first-floor bathroom featuring a freestanding bath, wash basin, low flush WC, and laminate flooring. The room is illuminated by a skylight window and complemented by a sleek black heated towel rail.

## Outside

The property is situated on a spacious corner plot, bordered by newly planted shrubs. A path leads to the front door, with gardens at both the front and side, which will be seeded before completion.

Additional features include a driveway and garage, offering ample off-street parking and storage.

The rear garden is paved for low maintenance, with hedge and fence borders providing a sense of privacy.



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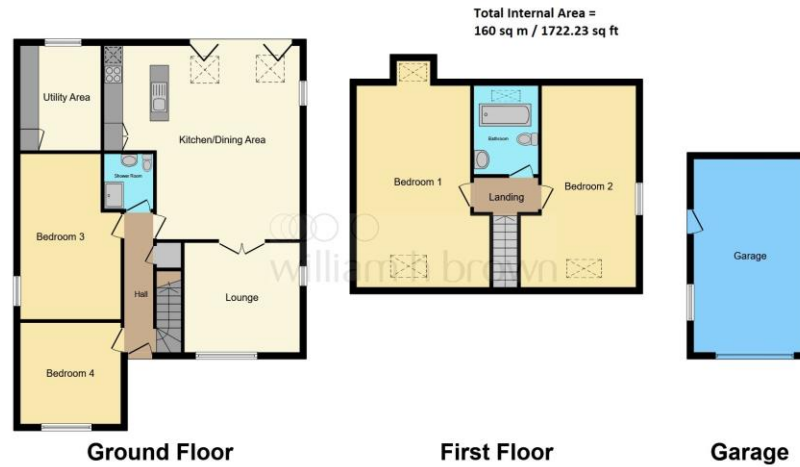
welcome to

## St. Margarets Road, Horsforth Leeds

- Four Double Bedroom Detached Home
- Driveway & Garage
- Generous Corner Plot
- Renovated Throughout
- Popular Horsforth Location

Tenure: Freehold EPC Rating: C

**£650,000**



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](http://www.focalagent.com)



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