



Weavers Close, Horsforth Leeds LS18 4GL

welcome to

Weavers Close, Horsforth Leeds

This property is stunningly presented throughout and still has 4 years left of the New Build Warranty. The property features Wood flooring through the down stairs and a separate home office in the garden.



Ground Floor

Entrance Hall

Wood flooring throughout the entire downstairs. The entrance hall is spacious and enjoys a radiator and understair storage

Wc

Modern downstairs wc with a Low Flush Toilet, sink, radiator and a frosted double glazed window.

Lounge

11' 1" x 14' 4" (3.38m x 4.37m)

A spacious living space with wooden flooring, a bright double glazed window to the front and a radiator

Kitchen/Diner

18' 3" x 12' 2" (5.56m x 3.71m)

The kitchen is completely modern and ready to move into. It features ample space for a dining table and large glass doors opening out to the rear garden allowing plenty of light into the room. It features wooden floor again, a 1 and a half sink, double oven and gas hob with extractor. There is an integrated dishwasher and fridge/freezer alongside a utility cupboard with space for a washing machine.

First Floor

Bedroom 1

11' 9" x 9' 9" (3.58m x 2.97m)

Spacious double bedroom with new integrated floor to ceiling fitted wardrobes and bright window to the front, warmed by a radiator.

Ensuite

Tiled floor with a step in shower and low flush wc. There is a frosted window to the side, heated towel rail and sink included alongside an extractor

Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m)

Another double bedroom overlooking the rear garden and peaceful woodland.

Bedroom 3

7' 2" x 11' 7" max (2.18m x 3.53m max)

The smallest of the 3 double bedrooms once again overlook the rear woodland. It is carpeted and enjoys the warmth of a god size radiator.

Home Office

18' 5" x 8' 11" (5.61m x 2.72m)

A very spacious home office located to the side of the house. This was a newly erected structure that enjoy wooden flooring and plenty of light coming through the 4 windows. Currently utilised for home working

Rear Garden

A peaceful rear garden with a good sized grassed area and decking to the rear. The garden backs onto woodland and also enjoys the sound of running water from a nearby stream.



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Weavers Close, Horsforth Leeds

- 3 Double Bedrooms, downstairs WC and Ensuite to master
- Situated on the highly sought after Horsforth Vale
- Solar Panels
- Woodland views to the rear
- EV Charging Port

Tenure: Freehold EPC Rating: A

Council Tax Band: E

£490,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107138 - 0003

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