





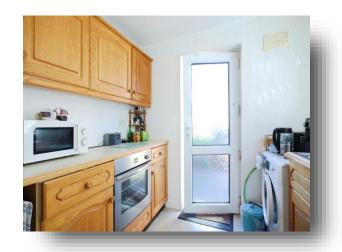




welcome to

Church Mount, Horsforth Leeds

Internal viewing is needed to appreciate the accommodation on offer with this THREE Bedroom detached home in a great Horsforth location. Generous gardens to both front & rear as well as a single garage. In need of modernisation throughout. Offered with NO ONWARD CHAIN













Church Mount

Situated in a great Horsforth location close to local amenities, good transport links and good schools. The property is in need of some modernisation however will make a fantastic family home. Offered with no chain this is sure to appeal to a number of buyers and internal viewing is highly recommended to truly appreciate the accommodation on offer which briefly comprises; Entrance hallway, lounge, dining room and fitted kitchen to the ground floor. The first floor offers three good sized bedrooms, bathroom and separate wc.

To the outside the property there is generous gardens both to the front and rear and a detached garage provides ideal storage.

Ground Floor

Entrance Hallway

Door to the front, stairs up to the first floor and useful understairs storage

Lounge

12' 9" x 10' 10" max (3.89m x 3.30m max)
A spacious lounge with gas fireplace, radiator and window to the front

Dining Room

10' 6" x 9' 2" (3.20m x 2.79m)

A second reception room with open archway through from the lounge. Radiator and patio doors opening out onto the garden.

Kitchen

10' 4" x 8' 1" (3.15m x 2.46m)

A fitted kitchen with a range of wall and base units with laminate work surfaces over, sink and drainer unit with mixer tap, gas hob, space for fridge freezer and plumbing for washing machine. Radiator, door to rear and window to the side

First Floor

Landing

Stairs from the ground floor and window to the side.

Bedroom One

12' 10" x 8' 7" (3.91m x 2.62m)

A spacious double bedroom with useful integrated wardrobes, radiator and window to the front

Bedroom Two

10' 7" \times 10' 1" max (3.23m \times 3.07m max) A second double bedroom with integrated wardrobes, radiator and window to the rear

Bedroom Three

8' 11" x 7' 2" (2.72m x 2.18m)

A good sized single bedroom with fitted wardrobes, radiator and window to the front

Bathroom

The bathroom comprises; bath with shower over, wash basin, heated towel rail and window to the rear

Separate Wc

Low flush wc and window to the side

Outside

Sat on a generous plot with gardens to both front and rear mainly laid to lawn.

The property also benefits from a garage which provides storage.





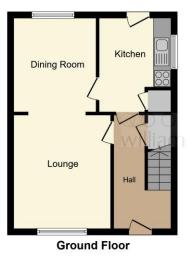
welcome to

Church Mount, Horsforth Leeds

- 3 Bedroom Detached Home
- Great Horsforth Location
- Offered with NO CHAIN
- Generous Gardens
- Detached Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D





First Floor

£400,000

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 ely upon to own inspectionly. Powered by www.forcelaigent.com







St. Margaret's Church Horsforth

Church Horsforth

Map data ©2025

Please note the marker reflects the

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT107121



Property Ref: HFT107121 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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