



Church Mount, Horsforth Leeds LS18 5LE

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" x 10' 1" max (3.23m x 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.



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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



£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 rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFT107121 - 0002

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