



Silk Mill Close, Leeds LS16 6PW

welcome to

Silk Mill Close, Leeds

This well-presented home offers three double bedrooms, a modern kitchen, lounge, and bright sunroom with doors to a raised deck. Ideally located near top schools, local amenities, and just 0.4 miles from Horsforth Station. Generous rear garden with lawn, decking & long-distance views.



Silk Mill Close

This spacious and well-maintained three double bedroom mid-terrace property is ideally situated in a popular residential area, close to a range of local amenities, highly regarded schools, and excellent transport links—including Horsforth Train Station, just 0.4 miles away. The home is perfectly suited to a variety of buyers and offers well proportioned accommodation throughout. An internal viewing is highly recommended to fully appreciate what's on offer. Accommodation briefly comprises: A welcoming entrance hallway, a modern fitted kitchen, a spacious lounge, and a bright sunroom/dining area with double doors opening onto a raised decking area—perfect for indoor-outdoor living. Upstairs, the property offers three generously sized double bedrooms and a stylish, contemporary shower room. To the front, a well-kept multi-level garden is finished with low-maintenance gravel and mature borders for added privacy, with stone steps leading to the front door.

To the rear, the property boasts a generous garden mainly laid to lawn, with gravel borders, mature hedging, and fenced boundaries creating a private and enclosed space. The raised decking area, accessible from the sunroom, offers a fantastic spot to relax and enjoy long-distance views.

Ground Floor

Entrance Hallway

The front door opens into a bright and spacious hallway, featuring stylish tiled flooring and practical built-in storage cupboards. An archway leads seamlessly into the kitchen, creating a welcoming flow through the home.

Kitchen

12' 10" x 8' 1" (3.91m x 2.46m)

The modern fitted kitchen boasts a stylish range of wall and base units, complemented by sleek work surfaces that incorporate a stainless steel sink with drainer and mixer tap, alongside a contemporary induction hob. Additional features include a built-in NEFF oven, integrated fridge freezer, and designated space for both a washing machine and dishwasher. The space is finished with elegant tiled flooring, ceiling spotlights, and an archway that opens into the conservatory, enhancing the open-plan feel.



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Lounge

12' 5" x 9' 10" (3.78m x 3.00m)

A beautifully spacious lounge, finished in bright neutral tones and featuring attractive laminate wood flooring. A gas fireplace with an elegant surround adds a cosy focal point. Double doors open into the sunroom, allowing natural light to flood the room and creating a seamless indoor-outdoor connection.

Hallway

Accessed through the lounge is an inner hallway with stairs leading up to the first floor

Sunroom/Dining Room

15' 10" x 9' (4.83m x 2.74m)

A delightful addition to the home, this bright sunroom features stylish laminate flooring, two radiators for year-round comfort, and an abundance of natural light from the windows. Double doors open out onto the rear decking, creating a perfect space for relaxing or entertaining. Currently used as a dining room.

First Floor Landing

Stairs from the ground floor

Bedroom One

11' 2" max x 12' 10" (3.40m max x 3.91m)

A generously sized double bedroom, tastefully decorated in neutral tones and featuring a rear-facing window that offers far-reaching views. The room includes a radiator for comfort and convenient access to the loft via a pull-down ladder, providing additional storage options.

Bedroom Two

10' 8" x 7' 11" (3.25m x 2.41m)

A well-proportioned second double bedroom, featuring a front-facing window that fills the space with natural light, along with a radiator.

Bedroom Three

10' x 7' (3.05m x 2.13m)

Another double bedroom with radiator and window to the rear.

Shower Room

The contemporary shower room features a step-in shower with a large overhead rainfall-style shower head and a sleek glass screen. It also includes a low-flush WC, a modern vanity unit with integrated wash basin, stylish tiled flooring, a heated towel rail, and a window that brings in natural light.

Outside

Front Garden

To the front of the property is a well-maintained, multi-level garden designed for low maintenance, with attractive gravel finishes and mature planted borders that offer a sense of privacy. Stone steps lead gracefully down to the front entrance, creating a welcoming first impression.

Rear Garden

The rear garden is a generous and beautifully enclosed space, mainly laid to lawn with gravel borders and mature hedging on both sides. Fenced boundaries provide privacy and security, while a raised decking area—accessible via double doors from the sunroom—offers the perfect spot to relax and enjoy the stunning long-distance views.

Agents Note

It is of our understanding that this property is of non-standard construction and is Airey - please check these details with your mortgage broker.



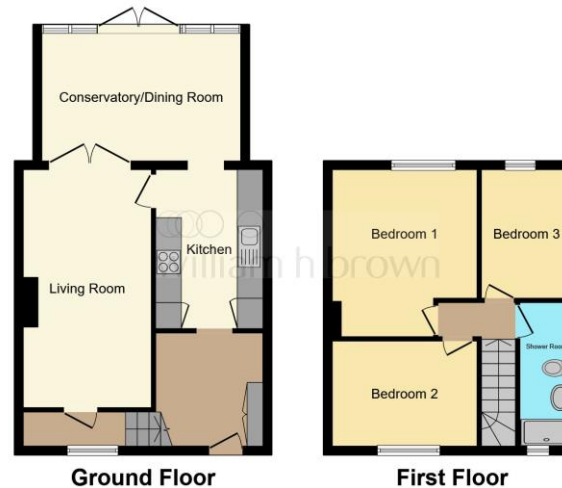
welcome to

Silk Mill Close, Leeds

- Three Generous Double Bedrooms
- Generous Rear Garden with Raised Decking
- Bright Lounge & Sunroom/Dining area
- Located in a popular residential area
- Offered with NO CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£240,000



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:
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