



**Bletchley Way, Horsforth LEEDS LS18 4FZ**

**welcome to**

**Bletchley Way, Horsforth LEEDS**

\*Guide Price £380,000 - £390,000\* A modern and stylish 'Ludlow' family home situated in the popular Horsforth Vale. Fitted furniture to all three bedrooms, as well as an ensuite to the master. Driveway to the front for two cars and enclosed rear garden! Dining kitchen with patio doors to the garden.





## Bletchley Way

This modern and stylish 'Ludlow' family home is located in the highly sought-after Horsforth Vale development.

On the ground floor, you're welcomed by a bright entrance hall leading to a spacious, light-filled reception room. There's also a handy guest WC and a stunning open-plan family dining kitchen at the rear, stretching the full width of the house. This space is perfect for everyday living and entertaining, with a sleek fitted kitchen featuring granite worktops, plenty of room for a dining table, and loads of natural light. Patio doors open straight out to the garden, making indoor-outdoor living a breeze.

Upstairs, you'll find three well-proportioned bedrooms, all with fitted furniture. The master bedroom benefits from a stylish ensuite shower room, while the contemporary house bathroom is fully tiled and beautifully finished.

Outside, there's a landscaped rear garden that's fully enclosed—ideal for children and pets—and a driveway at the front providing off-street parking for two cars.

## Ground Floor

### Entrance Hallway

Step through the front door into a bright, roomy hallway that makes a great first impression. With modern wood-effect flooring, handy storage under the stairs, and a staircase leading up to the first floor

### Downstairs Cloakroom

Perfect for a busy family home, this space continues the stylish flooring from the hallway and features large, modern ceramic tiles to part of the wall along with a sleek two-piece suite - wash basin and low flush wc. A front-facing window

### Lounge

15' 8" x 10' 9" ( 4.78m x 3.28m )

This generously sized reception room is nicely presented and filled with natural light, thanks to the large front-facing window.

## Dining Kitchen

17' 7" x 11' 2" ( 5.36m x 3.40m )

This modern, stylish kitchen is both practical and great-looking, with a range of wall and base units topped with light granite worktops and a sleek recessed sink with a mixer tap. It comes fully equipped with integrated appliances, including a fridge freezer, dishwasher, double oven, halogen hob, and extractor fan.

Recessed spotlights add a contemporary touch, and there's a handy cupboard with plumbing for a washing machine. There's plenty of space for a dining table and chairs—ideal for family meals or entertaining guests. Plus, you'll enjoy a lovely view of the rear garden, with double patio doors that open straight out onto it.

## First Floor

### Landing

A spacious landing with window to the side

### Bedroom One

11' 3" x 10' 9" ( 3.43m x 3.28m )

A lovely, good-sized double bedroom with a bright and airy feel. It features built-in wardrobes for extra storage, a radiator, and a front-facing window that lets in plenty of natural light

### Ensuite Shower Room

This modern and stylish ensuite features sleek, large ceramic tiles in the wet areas and contemporary flooring throughout. There's a spacious walk-in shower with a thermostatic shower, a floating rectangular basin with a mixer tap, and a modern WC. Extras like recessed spotlights, a heated towel rail, and a shaver point add both comfort and convenience

## Bedroom Two

11' 8" x 8' 9" ( 3.56m x 2.67m )

Another spacious double bedroom at the rear of the house, tastefully decorated in neutral tones and fitted with built-in furniture, radiator and window to the rear enjoying a lovely view over the garden.

## Bedroom Three

8' 7" x 8' 5" ( 2.62m x 2.57m )

A good size third bedroom with window to the rear, with radiator and useful fitted furniture.

## Bathroom

The house bathroom is fully tiled and finished with modern flooring. It includes a bathtub with a thermostatic shower and glass screen, a WC, and a sleek wash basin. You'll also find recessed spotlights, a heated towel rail, a shaver point, and an extractor fan. A front-facing window brings in natural light

## Outside

The front garden is small and easy to maintain, with a driveway that offers parking for two cars. Out back, there's a lovely natural limestone patio area, a lawn, and a raised deck—perfect for relaxing or entertaining. You'll also find raised beds for planting and a handy outdoor tap. The garden is fully enclosed, making it safe for kids and pets, and it's a real sun trap too

## Agents Note

There is 3 years remaining on the New Build guarantee



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## Bletchley Way, Horsforth LEEDS

- \*Guide Price £380,000 - £390,000\*
- 'Ludlow' Semi-Detached Home
- Master Bedroom With Ensuite.
- MOST SOUGHT AFTER Horsforth development
- Driveway to the Front

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£380,000 - £390,000**



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