



King Edward Avenue, Horsforth Leeds LS18 4BG

welcome to

King Edward Avenue, Horsforth Leeds

GUIDE PRICE £300,000 - £315,000 A spacious 3-bedroom semi-detached home, ideally situated in a sought-after Horsforth location with easy access to the vibrant amenities of Town Street. This property features an open-plan lounge & dining area, a generous & well-maintained rear garden.



King Edward Avenue

This well-proportioned three double bedroom semi-detached home is ideal for a variety of buyers and is highly recommended for internal viewing to fully appreciate the space and potential on offer. The accommodation briefly comprises: a welcoming entrance hallway, a spacious open-plan lounge/diner with engineered wood flooring and a modern feature fireplace, a fitted kitchen, a convenient downstairs WC, and useful storage areas on the ground floor. Upstairs, the property offers three generously sized double bedrooms, a family bathroom, and access to the loft. Externally, there is an attractive, well-maintained front garden and a generous rear garden—perfect for entertaining or families with children.

Ground Floor

Entrance Hallway

A composite front door opens into the welcoming entrance hallway, featuring laminate flooring, access to a practical understairs storage cupboard, and a staircase leading to the first floor.

Lounge

15' 8" x 11' 4" max (4.78m x 3.45m max)

Open-plan to the dining area, this space benefits from dual-aspect windows to the front and rear, engineered wood flooring, a wall-mounted feature fireplace, and two radiators.

Dining Area

9' x 9' 4" (2.74m x 2.84m)

Continuing the engineered wood flooring from the lounge, the dining area offers ample space for a table and chairs, a rear-facing window, and an archway leading through to the kitchen.

Kitchen

13' 1" max x 7' 4" max (3.99m max x 2.24m max)

The kitchen is fitted with a selection of wooden wall and base units, complemented by white laminate worktops and a cream sink unit with mixer tap. There is space allocated for a fridge freezer, washing machine, tumble dryer, and oven. Additional features include tiled-effect lino flooring, a useful storage cupboard, and a side-facing window providing natural plenty of natural light. Door through to inner hallway with access to;

Inner Hallway

Door from the kitchen two useful storage cupboards, downstairs wc and doors leading out to the garden.

First Floor

Landing

With stairs from the ground floor, window to the front and access to the loft

Bedroom One

11' 4" max x 15' 8" max (3.45m max x 4.78m max)

A generously sized double bedroom featuring dual-aspect windows to the front and rear, a useful built in cupboard, and a radiator for added comfort.

Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m)

A second double bedroom with radiator and window to the rear overlooking the garden. It also features an inbuilt cupboard.

Bedroom Three

9' x 7' 4" (2.74m x 2.24m)

Another well-proportioned double bedroom featuring engineered wood flooring, a radiator, and a rear-facing window offering pleasant views over the garden.

Bathroom

Fitted with a three-piece suite comprising a corner shower cubicle, WC, and a vanity unit with integrated wash basin. The room also features wall and floor tiling, a radiator, and a side-facing window for natural light.

Outside

To the front of the property is an attractive lawned garden, bordered by a hedge on one side and well-maintained flowerbeds. A pathway with steps leads down the side of the property to a gated entrance providing access to the rear garden.

The rear garden is generously sized and arranged over two levels, featuring a lawned area, a gravelled patio ideal for seating, and enclosed by fencing to the sides with a charming stone wall at the rear. A gate at the back offers convenient access to Horsforth Town Street.



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welcome to

King Edward Avenue, Horsforth Leeds

- Semi-detached Home
- Three Double Bedrooms
- Generous Rear Garden
- Close to Horsforth Town Street
- Spacious Accommodation

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



guide price

£300,000 - £315,000

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:
HFT107108 - 0006

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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk