







# 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 semidetached 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 we 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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# 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

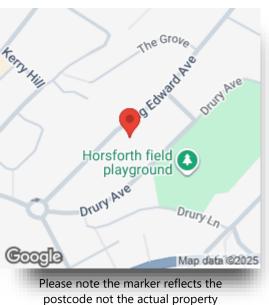
£300,000 - £315,000

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