



Woodville Crescent, Horsforth Leeds LS18 5DQ

welcome to

Woodville Crescent, Horsforth Leeds

A spacious two-bedroom back-to-back property located in a sought-after residential area of Horsforth, ideally positioned close to local amenities and excellent transport links. This home is likely to appeal to a wide range of buyers and is offered with no onward chain.



Woodville Crescent

Offered with no onward chain, this spacious two-bedroom back-to-back home is ideally located in a popular area of Horsforth, close to a range of local amenities and excellent transport links.

This well-presented property is sure to appeal to a variety of buyers, including first-time buyers, investors, young professionals, and those looking to downsize.

The accommodation briefly comprises a welcoming lounge and a fitted kitchen on the ground floor, with two bedrooms and a good sized shower room to the first floor. Additional storage is available via the cellar and a useful loft space.

Ground Floor

Lounge

17' 8" max x 13' 4" (5.38m max x 4.06m)

The front door opens into a spacious lounge, tastefully decorated in neutral tones. The room features a capped gas fireplace with an attractive surround, a front-facing window that allows plenty of natural light, a radiator, and a door leading to the staircase up to the first floor.

Kitchen

8' 4" x 6' (2.54m x 1.83m)

The kitchen is fitted with a range of wall and base units, complemented by work surfaces that incorporate a sink with drainer and mixer tap. There is space for an oven and fridge freezer, along with plumbing for a washing machine and additional table top dishwasher. The room features tiled flooring, a front-facing window providing natural light, and a door leading down to the cellar.

First Floor

Landing

Stairs rise from the ground floor, leading to a landing area that includes an airing cupboard housing the boiler. There is also access to the loft via a pull-down ladder — the loft is fully insulated, fully boarded, and offers excellent storage space.

Bedroom One

11' 3" x 7' 8" (3.43m x 2.34m)

A spacious double bedroom with radiator and window to the front

Bedroom Two

8' 5" x 7' 10" (2.57m x 2.39m)

A second bedroom with radiator and window to the front

Shower Room

The shower room comprises; step in shower enclosure with electric shower and glass screen, wash basin, low flush wc, radiator, part tiled walls, vinyl flooring and window to the front.

Cellar

A useful space ideal for storage

Agents Notes

- The roof was fully replaced in February 2024, using the original Welsh slate tiles where suitable.
- All windows were replaced in September 2024.



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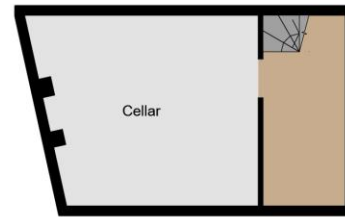
welcome to

Woodville Crescent, Horsforth Leeds

- Two Bedroom Back to Back
- Offered with NO ONWARD CHAIN
- Popular Residential Area
- Useful Cellar & Loft Space
- New Roof Fitted 2024

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

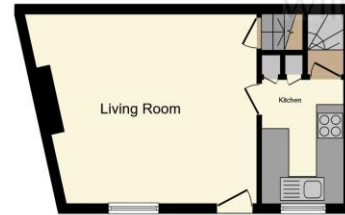
£180,000



Cellar



First Floor



Ground Floor

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:
HFT107158 - 0002

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