



**Springfield Gardens, Horsforth Leeds LS18 5DW**

**welcome to**

## **Springfield Gardens, Horsforth Leeds**

Offered with NO ONWARD CHAIN, this beautifully presented three-bedroom home is perfectly positioned in a sought-after Horsforth location. Boasting a generous driveway to the front and a private, enclosed rear garden, this property is ready for you to move straight in.





## Springfield Gardens

Offered with no onward chain is this well-presented and move-in ready three-bedroom semi-detached home is located in a highly sought-after residential area of Horsforth, close to excellent schools, convenient transport links, and a wide range of local amenities on both New Road Side and Town Street.

Lovingly maintained by its current owners, the property offers spacious and versatile accommodation, ideal for a variety of buyers. Internal viewing is highly recommended to fully appreciate what's on offer.

The accommodation briefly comprises: a welcoming entrance hallway, a generous lounge, and a modern kitchen/diner on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a stylish, contemporary bathroom. The property also benefits from a good-sized loft, perfect for additional storage. Externally, there is a driveway to the front providing off-street parking for two vehicles, and to the rear, a good-sized enclosed garden offering a lovely outdoor space for relaxing or entertaining.

## Ground Floor

### Entrance Hallway

The front door opens into a spacious and welcoming hallway, featuring laminate flooring, a radiator, and stairs leading to the first floor.

### Lounge

13' 3" x 11' 6" max ( 4.04m x 3.51m max )

A charming lounge featuring soft carpet underfoot, a radiator for comfort, and a large front-facing window that fills the room with natural light.

## Kitchen / Diner

19' 4" x 10' 10" ( 5.89m x 3.30m )

A modern and stylish kitchen offering a comprehensive range of wall and base units topped with elegant granite work surfaces and an inset sink with mixer tap. High-spec integrated appliances include a double oven with warming drawer (the second oven functions as a microwave), washing machine, dishwasher, and fridge freezer. The space also features laminate flooring, a useful pantry cupboard, ample room for a dining table, a rear-facing window, and double patio doors that open out onto the garden—perfect for indoor-outdoor living."

## First Floor Landing

A spacious landing with a side-facing window, offering access to a well-insulated and fully boarded loft space, complete with two Velux windows—ideal for excellent storage or potential additional use.

## Bedroom One

14' 1" x 8' 11" ( 4.29m x 2.72m )

A good sized double bedroom with useful integrated wardrobes, radiator and window to the front

## Bedroom Two

10' 11" x 10' 8" ( 3.33m x 3.25m )

A second double bedroom with laminate flooring, radiator and window to the rear.

## Bedroom Three

8' 3" x 8' 5" ( 2.51m x 2.57m )

A good sized third bedroom with laminate flooring, radiator and window to the front

## Bathroom

The contemporary bathroom features a bath with overhead shower and glass screen, a wall-mounted wash basin, illuminated mirror, extractor fan, and stylish tiled flooring and walls. A rear-facing window allows for natural light and ventilation.

## Separate Wc

Low flush wc, tiled flooring and window to the side

## Outside

The property benefits from a driveway to the front, providing off-street parking for two vehicles, along with a front garden laid to lawn and mature shrubs. Steps lead up to the front entrance, and there is gated access to the rear garden.

To the rear, the garden is private and fully enclosed, featuring low-maintenance astro turf, a raised resin patio area ideal for outdoor seating, a garden shed for additional storage, mature hedging to the rear, and fenced boundaries for added privacy.



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## Springfield Gardens, Horsforth Leeds

- Offered with NO ONWARD CHAIN
- Three Good Sized Bedrooms
- Driveway & Private Garden
- Popular Horsforth Location
- Ready to move into Home

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



offers over  
**£325,000**

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:  
HFT107173 - 0002

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