



Craggwood Road, Horsforth LEEDS LS18 4RW

welcome to

Craggwood Road, Horsforth LEEDS

GUIDE PRICE £375,000 - £400,000 - A beautifully presented three-bedroom home situated in a prestigious Horsforth location. Offering spacious accommodation arranged over three floors, this property is ready to move straight into.



Craggwood Road

This stylish and welcoming three-bedroom family home is set in a prestigious Horsforth location, just a short walk from the amenities of New Road Side. Offering ready-to-move-into accommodation arranged over three floors, the property briefly comprises an entrance hallway, spacious lounge, and a newly fitted kitchen/diner on the ground floor. The first floor features two generously sized bedrooms and a contemporary house bathroom, while the second floor provides a versatile third bedroom—currently used as a home office—with access to a private ensuite shower room. Outside, there is a lawned garden to the front and a fully enclosed rear garden with a paved patio, ideal for relaxing or entertaining. Internal viewing is highly recommended to truly appreciate the space, style, and location this home has to offer.

Ground Floor Entrance Hallway

Door to the front opens into the hallway with wooden flooring and stairs up to the first floor

Lounge

12' 3" x 10' 10" (3.73m x 3.30m)

A generously sized lounge featuring an inset gas fireplace, stylish wood flooring, central heating radiator, and a large front-facing window that fills the room with natural light.

Kitchen/Diner

16' x 9' 8" (4.88m x 2.95m)

The spacious kitchen diner boasts a stylish range of wall and base units topped with complementary Silestone work surfaces, complete with an inset sink and mixer tap, electric hob, and eye-catching tiled splashbacks. Integrated appliances include a dishwasher, fridge freezer, oven, and wine cooler, with plumbing in place for a washing machine. The room also benefits from durable laminate flooring, a useful pantry, ample space for a dining table and chairs, a radiator, wall mounted cupboard housing the boiler and both a window and rear door providing access to the garden.

First Floor

Landing

stairs from the ground floor and stairs up to the second floor

Bedroom One

16' 3" x 10' 11" (4.95m x 3.33m)

A well-proportioned double bedroom with neutral decor, offering plenty of space for freestanding furniture. Features include a charming fireplace, central heating radiator, and a large front-facing window that brings in natural light.

Bedroom Three

11' 4" max x 6' 2" (3.45m max x 1.88m)

A good sized bedroom with radiator and window to the rear

Bathroom

The family bathroom features a modern suite comprising a bath with overhead shower and glass screen, low flush WC, and wash basin. Additional highlights include a heated towel rail, stylish tiled flooring, part-tiled walls, and a rear-facing window providing natural light.

Second Floor

Bedroom Two

15' 1" x 8' 2" (4.60m x 2.49m)

Located on the second floor, this generously sized bedroom is currently utilised as a home office. It features a radiator, useful eaves storage, and a rear-facing dormer window that brings in natural light. The room also benefits from access to a private ensuite, adding convenience and flexibility to the space.

Ensuite

A part tiled ensuite shower room with shower cubicle, wash basin, low flush wc, radiator and window to the rear

Outside

Gated access to the front with pathway leading to the front door, garden laid to lawn and hedge borders.

To the rear of the property with paved patio and raised areas. Access out the rear of the property. There is a right of way across the garden for the neighbours.



view this property online williamhbrown.co.uk/Property/HFT107277



welcome to

Craggwood Road, Horsforth LEEDS

- Three Bedroom Home
- Spacious Accommodation
- Prestigious Horsforth Location
- Stylish Accommodation Throughout
- Enclosed Rear Garden

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



guide price

£375,000 - £400,000

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT107277



Property Ref:
HFT107277 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



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



williamhbrown.co.uk