



Newlaithes Gardens, Horsforth Leeds LS18 4JU

welcome to

Newlaithes Gardens, Horsforth Leeds

With no onward chain, this two-bedroom semi-detached home boasts a driveway, a generous rear garden, and a prime Horsforth location.



Newlaithes Gardens

No onward chain! This two-bedroom home sits in the heart of Horsforth, close to local amenities, excellent transport links, and highly regarded schools. Inside, you'll find a welcoming lounge and kitchen/diner on the ground floor, with two double bedrooms and a house bathroom upstairs. Outside, enjoy a block-paved driveway and a generous enclosed rear garden. Early viewing is recommended!

Ground Floor

Lounge

13' 11" x 12' 9" (4.24m x 3.89m)

Front door opens into the spacious lounge with laminate flooring, radiator and window to the front

Kitchen

12' 2" x 11' 8" (3.71m x 3.56m)

A range of wall and base units with wooden worksurfaces over, sink and drainer unit with mixer tap. Fitted double oven and SMEG hob. Space for washing machine, dishwasher and fridge freezer. Tiled flooring, radiator and window to the rear. Ample space for dining table and chairs and door to the rear garden.

First Floor

Bedroom One

14' max x 12' 9" (4.27m max x 3.89m)

A double bedroom with radiator, access to the loft and window to the front

Bedroom Two

14' 1" x 8' 9" (4.29m x 2.67m)

A second double bedroom with radiator and window to the rear

Bathroom

The bathroom comprises; bath with shower over, low flush wc, wash basin, heated towel rail, tiled flooring and window to the rear

Outside

To the front of the property there is a block paved driveway providing off street parking.

The rear garden is of a generous sized, mainly laid to lawn with fence borders and mature trees and plants. Paved patio area ideal for seating.



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Newlaithes Gardens, Horsforth Leeds

- Two Double Bedrooms
- Driveway to the Front
- Enclosed Rear Garden
- Offered with NO CHAIN
- Popular Horsforth Location

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

£280,000



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:
HFT107140 - 0002

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