



**Mill Square, Horsforth Leeds LS18 4GJ**

**welcome to**

## **Mill Square, Horsforth Leeds**

Stylish and ready to move into FOUR bedroom semi-detached home on Horsforth Vale! Driveway providing off street parking, partly converted garage as use as garden room! Enclosed rear garden. Accommodation over three floors. Modern kitchen/diner with large sliding doors.



## **Mill Square**

A modern and stylish four bedroom semi-detached family home situated on the popular development of 'The Vale' in Horsforth, close to local amenities, transport links and good schools. The Vale itself is a fantastic area with convenience shop, delightful cafe and children's playground, making this a great location which is sure to appeal to a number of buyers. The property itself offers ready to move into accommodation which briefly comprises; Entrance hallway, downstairs cloakroom, living room and spacious kitchen/diner with large sliding doors to the garden all to the ground floor. To the first floor you will find three good sized bedrooms and the house bathroom. The second floor boasts a lovely principle suite with ample storage and access to an ensuite. The outside the property benefits from a driveway providing off street parking. The detached garage has been partially converted as use as a garden room and part workshop/storage. To the rear is a good sized, enclosed garden with fence boundary, garden laid to lawn with paved areas with gravel borders and wooden pergola.

Internal viewing is highly recommended to truly appreciate everything this home has to offer.

## **Ground Floor**

### **Entrance Hallway**

Door to the front opens into the welcoming hallway with stairs up to the first floor, radiator and useful understairs cupboard.

### **Cloakroom**

A useful downstairs cloakroom with wc, wall mounted wash basin, radiator and tiled flooring.

### **Lounge**

15' 2" x 11' 5" ( 4.62m x 3.48m )

A spacious lounge with neutral decor, contrasting wooden flooring, radiator and window to the front

### **Kitchen**

12' 3" x 18' 4" ( 3.73m x 5.59m )

The modern kitchen features a range of wall and base units with complementary work surfaces over. A range of integrated appliances include; oven, dishwasher, washing machine and fridge freezer. Useful storage cupboard, radiator, tiled flooring and ceiling spotlights. Ample space for dining table and chairs. Large sliding doors opening out onto the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor, useful storage cupboard and stairs up to the first floor.

### **Bedroom Two**

13' 4" x 11' 2" ( 4.06m x 3.40m )

A good sized double bedroom with useful fitted wardrobes, radiator and window to the rear

### **Bedroom Three**

11' 6" x 11' 2" ( 3.51m x 3.40m )

A second double bedroom with radiator and window to the front

### **Bedroom Four**

10' 8" x 9' 1" ( 3.25m x 2.77m )

Radiator and window to the rear

### **Bathroom**

The bathroom comprises; panel bath with shower over and screen, wc, vanity unit with wash basin, heated towel rail, extractor and window to the front

### **Second Floor**

#### **Bedroom One**

15' 1" x 14' 9" ( 4.60m x 4.50m )

A lovely double bedroom to the second floor with fitted wardrobes, radiator, access to the loft via hatch and window to the front. Access to the ensuite

### **Ensuite**

Shower cubicle, wall mounted wash basin, wc, heated towel rail, storage cupboard, skylight to the rear

## **Outside**

The front of the property benefits from a driveway providing off street parking. Leading to the garage which has been partly converted as use as a garden room and workshop.

To the rear there is an enclosed garden with garden laid to lawn, paved area and wooden pergola.

## **Garage**

8' 11" x 11' 2" ( 2.72m x 3.40m )

This space has been partly converted as use as a garden room and tastefully decorated with bi-folding doors, wooden flooring and opening into the garden



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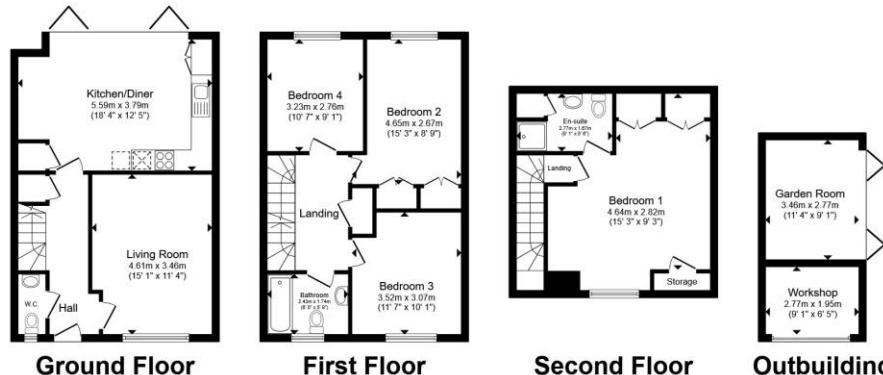
welcome to

## Mill Square, Horsforth Leeds

- Semi-detached Home on Horsforth Vale
- Driveway to the Front
- Modern & Stylish Accommodation
- Principle Suite with Ensuite & Ample Storage
- Generous Kitchen/Diner

Tenure: Freehold EPC Rating: B

Council Tax Band: E

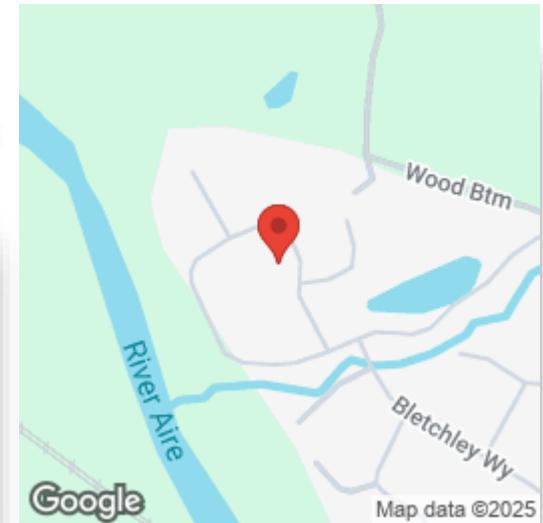


# £515,000

Total floor area 141.4 m<sup>2</sup> (1,522 sq.ft.) approx.  
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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HFT107354 - 0004

william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)