



Woodway, Horsforth Leeds LS18 4HY

welcome to

Woodway, Horsforth Leeds

****Guide Price £250,00 - £260,000** Offered with NO ONWARD CHAIN - One double bedroom semi-detached bungalow. Block paved driveway & detached garage. Good sized rear garden. Three versatile reception rooms. Great Horsforth location.**



Woodway

Offered with no onward chain is this true bungalow situated in a popular Horsforth area close to local amenities and good transport links. The property itself offers spacious, versatile accommodation which briefly comprises; Entrance hallway, living room, dining room, conservatory, fitted kitchen, double bedroom with ample storage and shower room. Outside the property benefits from a block paved driveway to the front which in turn leads to the detached garage - providing both ample off street parking and storage. To the rear is a good sized garden. Internal viewing is a must to appreciate the accommodation on offer.

Entrance Hallway

Door to the front opens into the hallway with access to;

Living Room

15' 3" max to bay x 12' 1" (4.65m max to bay x 3.68m)
A spacious lounge with neutral decor, radiator, living gas flame fire with surround and bay window to the front.

Dining Room

10' 10" x 8' 3" (3.30m x 2.51m)
A versatile second reception room with radiator and sliding glass doors through to the conservatory.

Conservatory

18' 11" x 8' 2" (5.77m x 2.49m)
To the rear of the property and a lovely addition to the home with large windows to two sides and doors opening out on to the rear garden.

Kitchen

10' 11" x 7' 9" (3.33m x 2.36m)
The fitted kitchen features a range of wall and base units with complementary work surfaces over, stainless steel sink and drainer unit with mixer tap, tiled splash backs, plumbing for washing machine, fitted oven with electric hob over and space for both under counter fridge and freezer. Radiator, vinyl flooring, window and door to the side.

Bedroom

12' x 11' 11" (3.66m x 3.63m)
A spacious double bedroom with a full wall of fitted wardrobes, radiator and window through to the conservatory.

Shower Room

Step in shower cubicle with curved glass screen, low flush wc, vanity unit with wash basin, tiled walls, radiator and window to the side.

Garage

16' x 8' 8" (4.88m x 2.64m)
A detached garage ideal for storage.

Outside

The property benefits from a generous block paved driveway providing ample off street parking, leading down to the side of the property and to the detached garage.

To the rear is a good sized garden laid to lawn with paved area ideal for seating, fence boundaries for privacy.

Agents Note

The boiler is approx One year old



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Woodway, Horsforth Leeds

- **Guide Price £250,000 - £260,000**
- Offered with NO CHAIN
- Versatile Accommodation
- Driveway & Detached Garage
- Good Size Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£250,000 - £260,000



Total floor area 92.7 m² (998 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



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Property Ref:
HFT107365 - 0002

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Please note the marker reflects the postcode not the actual property



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