



Victoria Mount, Horsforth LEEDS LS18 4PZ

welcome to

Victoria Mount, Horsforth LEEDS

GUIDE PRICE £540,000 - £550,000 An extended 4 bedroom semi-detached family home which has been renovated to an extremely high standard throughout with new roof & electrics! Stunning kitchen/diner with bi-folding doors. Accommodation over 3 floors. Driveway to the front & good sized rear garden.



Victoria Mount

A stunning, modern and stylish four bedroom extended semi-detached family home in a popular Horsforth location close to local amenities, good schools and transport links. This home has been renovated by the current owners to an extremely high standard, including a new roof and electrics and offers ready to move into family accommodation over three floors which briefly comprises; Entrance hall, lounge with feature media wall, stunning kitchen diner with bi-folding doors, useful utility room and downstairs shower room all to the ground floor. To the first floor are three really good sized double bedrooms all with neutral and attractive decor, there is also a house bathroom. To the second floor is a spacious master bedroom with walk in dressing area and generous ensuite bathroom.

The property benefits from a driveway to the front and to the rear is a good sized garden with artificial grass and patio area, there is also a separate summer house which could be used as a bar, playroom or home office. Internal viewing is highly recommended to appreciate the style and scope on offer.

Ground Floor

Entrance Hall

A spacious entrance hall with door to the front and stairs to the first floor

Lounge

14' 2" x 16' 3" (4.32m x 4.95m)

A spacious and well presented lounge with attractive oak parquet flooring, a feature media wall with Venetian plaster housing an electric fire place, large picture window to the front, there are double internal glass walls which open into the kitchen.

Kitchen / Dining Room

22' 3" x 11' 4" (6.78m x 3.45m)

The heart of the home is this fabulous modern and stylish kitchen which comprises a range of wall and base units with quartz worktops over, kitchen island with seating and hanging lights over. There is a range of modern appliances which include; Belling range master oven, two electric hobs, wall mounted oven and microwave, wine cooler, integrated fridge freezer and even a Fohen boiling water tap. Oak parquet flooring runs through from the lounge,

ample space for family dining table and chairs three velux windows and bi-fold doors open this space to the rear garden.

Utility Room

5' 8" x 5' 3" (1.73m x 1.60m)

A useful addition to any busy family home with space for a washing machine and tumble dryer, cupboards with granite work surfaces and skylight.

Cloakroom

A spacious downstairs cloakroom with walk in shower cubicle with screen, gold fittings and waterfall shower, a modern sink, wc, venetian plastered walls and window to the side alongside a warming skylight.

First Floor

Landing

A spacious landing with stairs from the ground floor and window to the side

Bedroom Two

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

A good sized double bedroom with window to the rear, carpet and a wall mounted radiator.

Bedroom Three

13' x 9' 7" (3.96m x 2.92m)

Another good sized bedroom with window to the front and carpeted floor. All warned with a wall mounted radiator

Bedroom Four

9' 6" x 7' 8" (2.90m x 2.34m)

Good size carpeted fourth bedroom with a window to the front and a radiator.

Bathroom

A spacious family bathroom with tiled walls and flooring, bath with shower over and screen, wash hand basin, wc, heated towel rail and window to the rear.

Second Floor

Master Bedroom

12' 2" x 10' 1" (3.71m x 3.07m)

A great master bedroom to the second floor of this home with neutral decor, radiator, ceiling spot lights and window to the rear.

Dressing Area

A spacious walk in wardrobe with hanging rails and ceiling spot lights

En-Suite

A modern and stylish ensuite with Jacuzzi style bath with shower over and screen, pedestal sink, wc, heated towel rail, tiled flooring, venetian plaster to the walls and window to the rear

Outside

To the front of the property there is a driveway with fence and wall borders providing ample off street parking.

To the rear is a good sized sunny garden ideal for those with families with garden laid with artificial grass, paved patio area and fence borders. There is also a composite decking area and an apple tree at the bottom of the garden.

Bar

11' x 11' 5" (3.35m x 3.48m)

To the rear of the garden is a separate 'summer house' which could be utilised as a bar, home office or playroom. The outbuilding enjoys the use of a fully functioning bar alongside bifolding doors for the perfect entertaining area.



welcome to

Victoria Mount, Horsforth LEEDS

- Four bed extended semi-detached home
- Renovated to a High Standard Throughout
- Master Suite to the Second Floor
- Driveway & Good Sized Rear Garden
- Stunning Kitchen with Bi-fold Doors

Tenure: Freehold EPC Rating: C

guide price

£540,000 - £550,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT106407



Property Ref:
HFT106407 - 0005

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