



Mill Square, Horsforth Leeds LS18 4GJ

welcome to

Mill Square, Horsforth Leeds

Offering ready to move into stylish accommodation is this semi-detached home with accommodation over 3 floors located in the popular Horsforth Vale! FOUR double bedrooms - one with an ensuite. DRIVEWAY & Generous Garden. attractive faux fireplace in lounge. Large sliding patio doors in the kitchen.



Mill Square

What a lovely stylish and modern family home located in a much sought after location in Horsforth Vale, which has its own convenience store and cafe. The home itself offers ready to move into accommodation over three floors which briefly comprises; To the ground floor; Entrance Hall, downstairs cloakroom/wc, living room with attractive faux fireplace, modern kitchen/diner with large patio doors leading out to the garden. The first floor offers three double bedrooms and the generous house bathroom. The second floor provides a lovely tranquil primary suite with access to an ensuite shower room.

Outside the property benefits from a driveway to the front providing ample off street parking. The rear garden is of generous size and provides both lawned and patio areas ideal for those with children or who love to entertain.

Internal viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Door to the front opens into a welcoming, bright and airy entrance hall with stairs leading to the first floor and useful storage cupboard

Downstairs Cloakroom

A useful downstairs cloakroom with WC, pedestal wash basin, radiator and window to the front

Living Room

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

A spacious light and bright lounge with neutral decor, attractive faux fireplace with wooden lintel over, radiator and window to the front

Kitchen / Diner

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

A wonderful modern space and being the heart of this home with bright decor, the stylish kitchen provides a range of wall and base units with granite work surfaces over with matching upstands, which incorporate an inset sink with mixer tap and gas hob with extractor hood over. A range of integrated appliances include; double oven, dishwasher and fridge freezer.

Ample space for family dining table and chairs, vinyl flooring, utility cupboard with space for washing machine and tumble dryer. Large sliding patio doors opening up into the garden.

First Floor Landing

Stairs leading from the first floor, useful storage cupboard and stairs up to the second floor

Bedroom Two

15' 3" x 8' 11" (4.65m x 2.72m)

A good sized double bedroom with neutral decor, radiator and window to the rear

Bedroom Three

10' x 11' 7" (3.05m x 3.53m)

Another good sized double bedroom with radiator and window to the front

Bedroom Four

10' 7" x 9' 1" (3.23m x 2.77m)

A good sized fourth double bedroom ideal as a home office or nursery with radiator and window to the rear

House Bathroom

The spacious, modern house bathroom comprises; Bath with shower over and screen, pedestal wash basin, wc, part tiled walls, heated towel rail, tiled flooring and window to the front

Second Floor

Bedroom One

13' 3" max x 14' 6" max (4.04m max x 4.42m max)

A lovely primary bedroom to the second floor with useful fitted wardrobes with glass doors, radiator and window to the front

Ensuite

The modern ensuite comprises; Shower cubicle, pedestal wash basin, WC, tiled flooring and useful storage cupboard

Outside

The property benefits from a driveway to the front providing ample parking, a path leads down the side of the property and gated access to the rear.

The rear garden is off a good size with garden laid to lawn and generous patio area with gravel border ideal for seating. With the patio doors from the kitchen this is a great space for those with children or those who love to entertain.



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welcome to

Mill Square, Horsforth Leeds

- Four Bedroom Semi-detached Home
- Driveway to the Front
- Accommodation Over Three Floors
- Attractive Garden to the Rear
- Ready to Move into

Tenure: Freehold EPC Rating: B

£465,000



Ground Floor



First Floor



Second Floor

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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