



**Lister Hill, Horsforth Leeds LS18 5AZ**

**welcome to**

**Lister Hill, Horsforth Leeds**

A two bedroom mid-terrace home in a great Horsforth location! Offered with NO ONWARD CHAIN! Internal viewing is a must to appreciate the accommodation on offer! Cellar to the lower ground floor. New roof installed 2 years ago! Only 0.3miles from Horsforth Train Station



## Lister Hill

Offered with no onward chain is this two bedroom mid-terrace property which would suit a number of buyers, located in a popular Horsforth location and close to local amenities including pubs, shops, cafes and restaurants, good schools and transport links with Horsforth Train Station only being 0.3 miles away and providing direct trains to Leeds, York and Harrogate. Internal viewing is highly recommended to appreciate the accommodation on offer which briefly comprises; Entrance hall, spacious lounge and fitted kitchen to the ground floor. The first floor offers two good sized bedrooms and the house bathroom. The property also benefits from a cellar which is ideal for storage.

## Ground Floor

### Entrance Hall

Door to the front opening into the entrance hallway with stairs up to the first floor

### Lounge

14' 9" x 14' 9" max ( 4.50m x 4.50m max )

A good sized lounge with laminate wood flooring, electric fireplace with attractive surround, radiator and double glazed window to the front.

### Kitchen

14' 10" x 7' 9" ( 4.52m x 2.36m )

The fitted kitchen features a range of wall and base units with laminate worktops over, sink and drainer unit, space for free standing fridge freezer, washing machine and dishwasher (to be left), gas oven with hob. Laminate flooring, wall mounted gas central heating boiler, and double glazed window to the front

## Second Floor

### Landing

Stairs from the ground floor and doors to;

### Bedroom One

14' 9" x 10' 2" ( 4.50m x 3.10m )

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

### Bedroom Two

14' 9" x 6' 10" max ( 4.50m x 2.08m max )

A second good sized bedroom with neutral decor, radiator and double glazed window to the front

### Bathroom

The bathroom comprises; Bath with shower over, wash basin, wc, heated towel rail, extractor, tiled flooring and double glazed window to the front

## Outside

To the front of the property there are some steps that lead up to the front door, a small paved area with wall border

## Lower Ground Floor

There is a good sized cellar to the lower ground floor which provides ample storage

## Agent Note

This property has had a new roof fitted 2 years ago.



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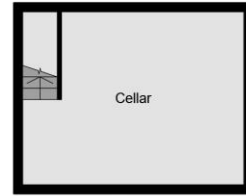
welcome to

## Lister Hill, Horsforth Leeds

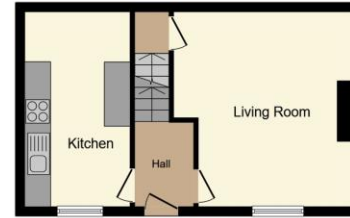
- Two Bedroom Mid-Terrace
- Offered with NO CHAIN
- Great Horsforth Location
- Internal Viewing a Must
- Only 0.3miles from Horsforth Train Station

Tenure: Freehold EPC Rating: D

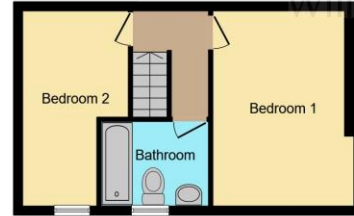
# £220,000



Cellar



Ground Floor



First Floor

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Property Ref:  
HFT106626 - 0003

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