



**Victoria Gardens, Horsforth Leeds LS18 4PJ**

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## **Victoria Gardens, Horsforth Leeds**

This beautifully presented, move-in ready home is nestled in a sought-after residential area of Horsforth. Offering stylish interiors, a bright conservatory, and a generous rear garden, it's a property that's sure to attract a wide range of buyers.



## Victoria Gardens

A spacious and contemporary two-bedroom home, ideally located in a popular residential area of Horsforth, just moments from the amenities of New Road Side and excellent transport links.

This beautifully maintained property is ready to move into and will appeal to a wide range of buyers. An internal viewing is highly recommended to fully appreciate the space and quality on offer.

The accommodation briefly comprises: a generous lounge, a modern fitted kitchen, and a bright conservatory on the ground floor. Upstairs, there are two well-proportioned double bedrooms and a stylish, modern bathroom.

Externally, the property boasts a large rear garden, mainly laid to lawn with a paved patio area—perfect for relaxing or entertaining.

## Ground Floor

### Lounge

14' x 12' 9" ( 4.27m x 3.89m )

The front door opens into a generously sized lounge, beautifully decorated and featuring a fireplace, radiator, and a front-facing window that fills the room with natural light.

### Kitchen

12' 2" x 11' 11" ( 3.71m x 3.63m )

The modern, stylish kitchen features a range of wall and base units with complementary work surfaces and metro-style tiled splashbacks. It includes a sink with drainer and mixer tap, integrated dishwasher and washing machine, space for a fridge freezer, and a double oven with gas hob and extractor above. A breakfast bar provides casual dining space, while stairs lead up to the first floor. A window and door at the rear offer access to the conservatory, allowing natural light to flow through the space.

## Conservatory

10' 8" x 10' 5" ( 3.25m x 3.17m )

A delightful addition to the home, this versatile space features windows on three sides offering lovely views of the garden. Currently used as a dining area, it benefits from a radiator, vinyl flooring, and a side access door.

## First Floor

### Landing

Stairs from the ground floor and access to the fully boarded loft via pull down ladder

### Bedroom One

12' 9" + recess x 12' 11" max ( 3.89m + recess x 3.94m max )

A good sized double bedroom with ample space for free standing furniture, radiator and window to the front.

### Bedroom Two

14' 1" max x 8' 11" max ( 4.29m max x 2.72m max )

A second good sized double bedroom with radiator and window to the rear with views over the garden.

### Bathroom

The contemporary bathroom features a bath with overhead shower and glass screen, set alongside a large vanity unit that incorporates a low-flush WC and wash basin with useful built-in storage. Additional highlights include part-tiled walls, a heated towel rail, tiled flooring, and a side-facing window providing natural light.

## Outside

To the front of the property is a neatly maintained lawned garden with a hedge border to one side. A pathway runs along the side of the house, leading to a gated entrance into the rear garden.

A standout feature of this home, the generous rear garden offers a large lawn area enclosed by fencing for privacy, a garden shed providing useful storage, and a paved patio at the far end—perfect for outdoor seating and entertaining.



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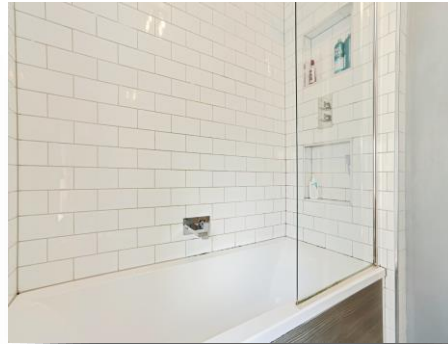
- Two Bedroom Home
- Ready to Move Into
- Generous Rear Garden
- Modern Kitchen & Bathroom
- Popular Residential Area

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

from  
**£300,000**



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Property Ref:  
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