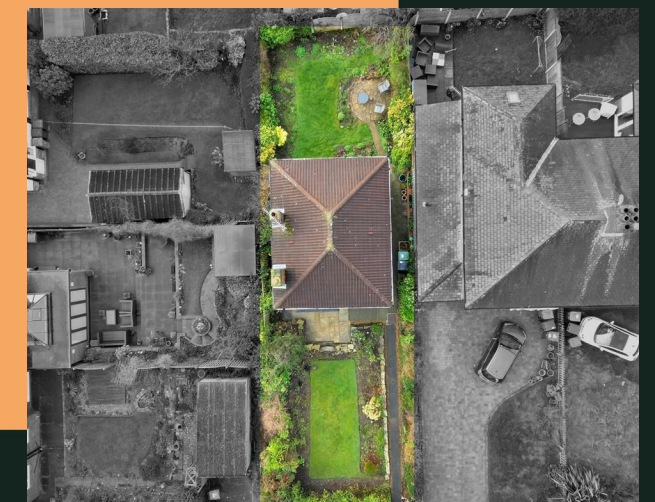


# Park Grove, LS18

PROPERTY ADDRESS  
1A Park Grove  
Horsforth  
LS18 5EE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		





- Immensely sought-after pocket of Horsforth
- DETACHED plot in cul-de-sac location
- Complete renovation and development project
- Scope to extend to front, side, rear and upwards (subject to necessary consents)
- Within easy reach of both Horsforth Town Street and New Road Side

The property briefly comprises of

Entrance and hallway - welcoming entrance hall

Living room (3.63 x 3.07) - cosy living space to the front of the property

Dining room (3.94 x 3.56) - large reception room to the rear of the property and would make a fantastic open plan kitchen/diner if knocked through to kitchen or extending into the rear garden

Kitchen (2.49 x 1.75) - space would be prime for knocking through into the dining room to create a large open-plan space as well as the potential to extend adding additional accommodation

Bedroom one (3.94 x 3.58) - large double bedroom, rear facing aspect with views across the valley

Bedroom two (3.63 x 3.07) - good size double bedroom to the front of the property

Bedroom three (1.80 x 1.75) - box room to front of the property

Bathroom - in need of modernisation but features 3/4 tiled walls and three-piece suite with shower over bath

External - to the front of the property is a large landscaped front garden with path and lawn. Opportunity to follow the rest of the street and create driveway parking and even extend the property to the front. Same can be said for the rear garden, plenty of scope to extend as well as the side to create a two storey extension and add extra bedrooms (subject to necessary consents).

