



HODSONS

ASKING PRICE

£285,000

Rose Avenue

Leeds, LS18 4QE



HODSONS

PROPERTY SUMMARY

Located on charming Rose Avenue in the sought-after area of Horsforth, Leeds, this stunning mid-terrace home is a true gem waiting to be viewed. Tastefully presented throughout the house is arranged over three floors and briefly comprises open plan living and kitchen area, boasting a range of quality units and appliances that are sure to impress even the most discerning homeowner. Three bedrooms including a master bedroom with its own en suite shower room along with a well appointed contemporary main bathroom. This property offers both space and style in abundance. The house also features a useful cellar area, perfect for additional storage, and a low-maintenance enclosed rear yard, ideal for enjoying a spot of outdoor relaxation. This home is offered to the market with no onward chain and is situated in the heart of Horsforth. There is easy access to a plethora of amenities including shops, restaurants, and wine bars, ensuring that convenience and entertainment are always within reach.

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LOCAL AUTHORITY

Leeds

TENURE

Freehold

COUNCIL TAX BAND

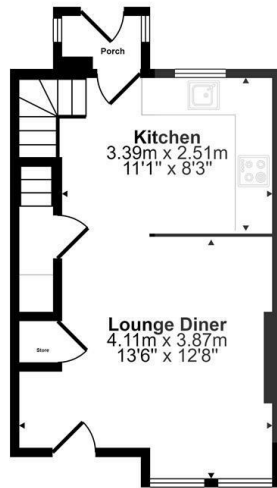
B

VIEWINGS

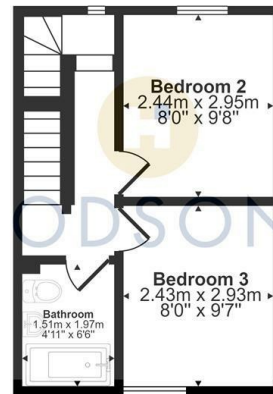
By prior appointment only



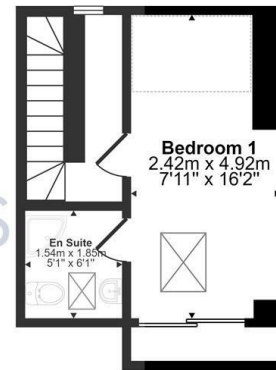
Approx Gross Internal Area
73 sq m / 788 sq ft



Ground Floor
Approx 26 sq m / 284 sq ft



First Floor
Approx 25 sq m / 266 sq ft



Second Floor
Approx 22 sq m / 239 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			<div style="text-align: center;"> 82 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**OFFICE ADDRESS**

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OFFICE DETAILS

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