

Peter David

Properties Ltd

Residential Sales and Lettings



25 Fraser Avenue

Leeds, LS18 5EA

Offers Over £865,000



25 Fraser Avenue

Horsforth, Leeds, LS18 5EA

Offers Over £865,000



RARELY TO THE MARKET is this substantial, Arts & Crafts Architectural-style home located in the HIGHLY DESIRABLE LOCATION of Horsforth, adjacent to Hall Park and just minutes from Town Street and New Road Side, both of which host a variety of shops, bars and restaurants. Built in the 1920s, this period home has been EXTENDED and renovated to add space whilst retaining its original features. ONE OF A KIND, this property hasn't been on the market for 18 years and has been very well looked after by its current owners.

The property is close to all GOOD PRIMARY SCHOOLS, including: Newlaithes Primary School, Ofsted 'Outstanding' Featherbank Primary School, St Margaret's CofE Primary School and West End Primary School. The property is also in the catchment and within walking distance of the SOUGHT AFTER Horsforth School.

The ground floor features an entrance hallway, TWO RECEPTION ROOMS, a kitchen diner, a ground floor WC and a utility room. The first floor comprises: four double bedrooms, an en-suite to bedroom one and a house bathroom and separate WC. The second floor has a large double bedroom and a separate bathroom, perfect for guests or teenagers. The en-suite and ground floor WC have recently been refitted to a high standard in a CONTEMPORARY STYLE.

Externally, the property benefits from WELL-STOCKED MATURE GARDENS to the front and rear, a patio and decked area to the rear garden and an INTEGRAL GARAGE. There is a RESIN BOUND DRIVEWAY for up to three cars with lockable gates.

Boasting character and HIGH SPECIFICATIONS throughout, this property is a rare gem to welcome to the market - book your viewings early to avoid disappointment.

PLEASE NOTE: THE FIELD OPPOSITE THE HOUSE IS CURRENTLY BEING REINSTATED WITH SOIL & SEEDING, HAVING BEEN USED AS A TEMPORARY SITE COMPOUND FOR RECENTLY COMPLETED ROAD WORKS.

The property is now sold STC and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Hallway

This spacious entrance hallway has engineered oak flooring, which extends to the reception rooms. There is a staircase to the first floor accommodation and a bespoke bookshelf with sensory lighting. Understairs storage cupboard.

Living Dining

This large reception room is currently used as a living dining room and with a bay window to the front aspect. The focal point is the traditional fireplace, with a tiled hearth.

Living Room

A large reception room, used as a living room and with windows to the rear and side. The focal point is the fireplace, with a tiled hearth.

Kitchen Diner

A large, split level kitchen diner with a contemporary Magnet kitchen featuring wood wall and base units, corian worktops and tiled flooring. There are integrated AEG appliances, including: fridge freezer, dishwasher, oven, gas hob and a microwave. There is a breakfast bar providing a seating area, a second front entrance and solid wood double doors providing external access to the rear garden. Spotlight ceiling and windows to the front and rear allowing plenty of natural light.

Utility Room

Adjacent to the kitchen and with identical wall and base units, as well as corian worktops. With a sink and drainer, space for free-standing appliances and access to the ground floor guest WC. The utility also provides access to the integral garage.

Guest WC

A newly designed, contemporary suite, comprising: WC and hand basin. With part-tiled walls and display shelving. Vanity under sink and wall-mounted mirror.

Landing

The first floor landing has a staircase to the second floor and access to all first floor accommodation.

Bedroom One

This exceptionally large main bedroom offers luxury throughout, with access to an en-suite shower room and double doors to the walk-in wardrobe. The wardrobe is equipped with hanging rails and shelving. There is a dressing table with a window overlooking the front aspect.

En-suite

The en-suite has recently been refitted to a high standard in contemporary style, with a combination of contrasting light and dark grey tiling. Featuring a large walk-in shower cubicle, a WC and a hand basin mounted on drawers. There is a spotlight ceiling and a wall-mounted mirror benefiting from LED lighting.

Bedroom Three

A large double bedroom with a bay window to the front elevation. The bedroom is equipped with bespoke fitted wardrobes, a desk and a bookcase and has the original fireplace.

Bedroom Four

A double bedroom with a window overlooking the rear garden and an original fireplace.

Bedroom Five

A fifth double bedroom, currently used as a home gym. Window to the front aspect.

Bathroom

This fully tiled, neutrally decorated bathroom has a shower cubicle, a bath and a hand basin. Windows to the rear aspect and a separate room adjacent housing the WC, complete with identical tiling to the main bathroom.

Landing

The second floor landing has a door providing access to a storage loft.

Bedroom Two

Located on the second floor is this spacious double bedroom, with storage in the eaves, a velux window and a window to the side elevation, allowing plenty of natural light.

Bathroom

Adjacent to the second bedroom, this bathroom has part-tiled walls and a three piece suite, comprising: a WC, a hand basin (with vanity under) and a large corner bath, complete with tiled sides. Spotlight ceiling.

Exterior

Gated access to the resin bound driveway, which provides secure parking for three cars. The driveway leads to the integral garage which has power and lighting and can be accessed internally from the utility room. To the front, there are well-stocked mature gardens and gated access to the side and rear of the property. To the rear there is a patio, perfect for afternoon and evening sun. The patio provides access to the large lawn and further down the garden a decked area, which captures the sun all day! The rear garden benefits from feature lighting and there is PIR operated security lighting to side & rear. Dusk to dawn lantern lighting to front elevation. the exterior render and woodwork of the house is currently being fully redecorated.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode LS18 5EA

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Please note

Peter David Properties are selling this property on behalf of a family member of one of the employees of the Company.



Road Map



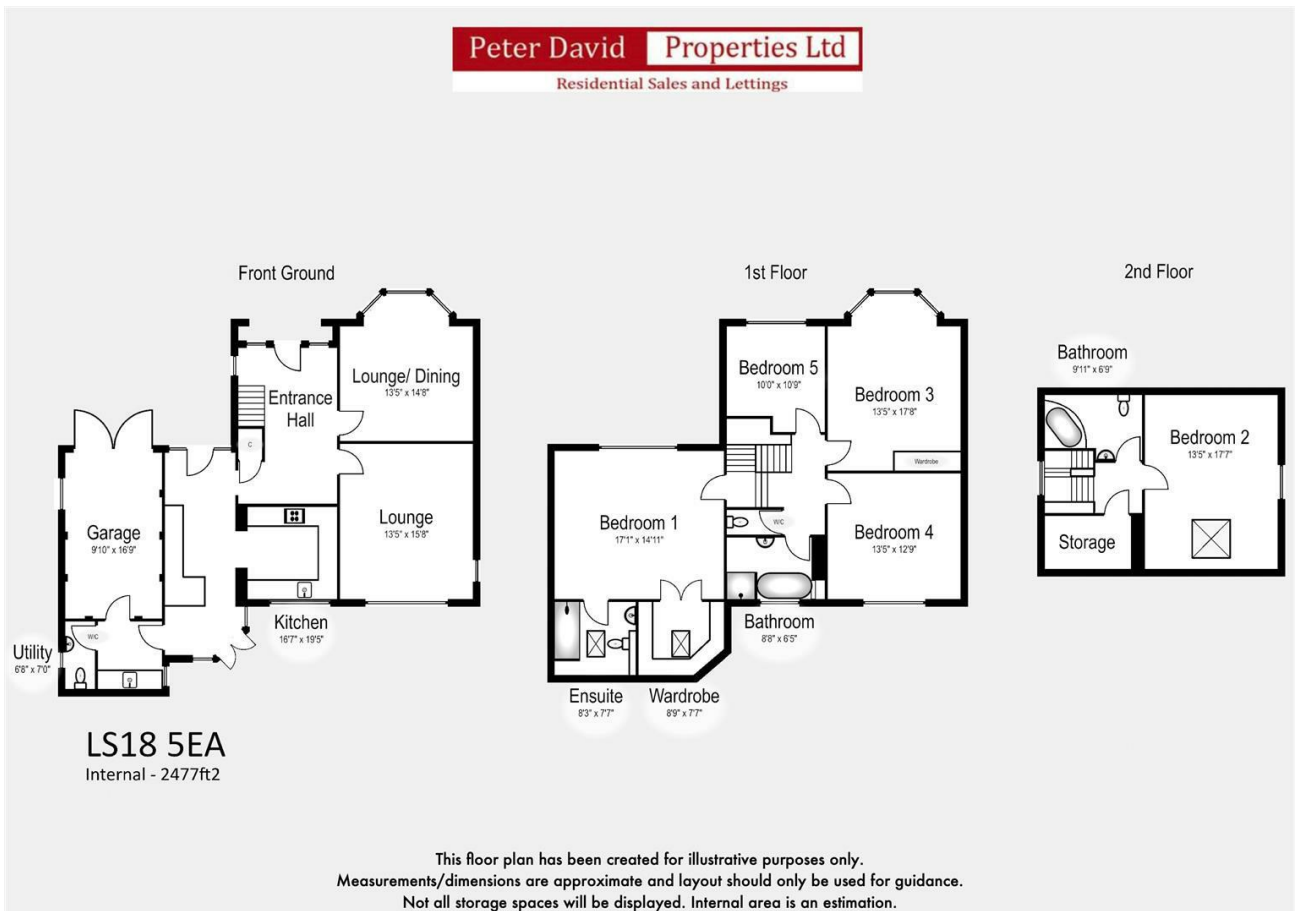
Hybrid Map



Terrain Map



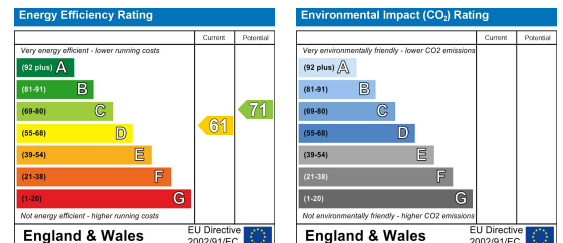
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.