

Peter David

Properties Ltd

Residential Sales and Lettings



10 Paradise Place

Leeds, LS18 4DE

£219,950



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Horsforth, Leeds, LS18 4DE

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Aptly named 'Paradise Place', this property presents an exciting opportunity to purchase a BEAUTIFULLY PRESENTED property, tucked away in the SOUGHT AFTER LOCATION OF HORSFORTH. The property is minutes from the local amenities of Town Street and is easily accessible from Leeds City Centre, with nearby bus routes and close proximity to Kirkstall Train Station. The property is DECORATED TO A HIGH STANDARD throughout, and internally comprises: a kitchen, a useful cellar, a spacious living room, a large double bedroom, a single bedroom/ office and a modern bathroom with a four piece suite. The property benefits from a private garden. Given it's high specification throughout, the property is likely to be popular - book your viewing today!

Entrance

From the front of the property, there is direct access to the kitchen.

Kitchen

The kitchen is modern, with neutral base units and wood work surfaces. There is an inset stainless steel sink and drainer, with white metro-tiled splashbacks. There is an integral electric oven and hob, an overhead extractor fan and an integrated fridge freezer. Providing access to the cellar and with a window to the front aspect, allowing plenty of natural light.

Living Room

This light living room offers a spacious area, perfect for relaxing or entertaining friends. There is a large window to the rear garden, and an external door providing access to the patio.

Landing

Providing access to both bedrooms.

Bedroom One

A large main bedroom, with fitted wardrobes and a window to the rear elevation. Providing access to the bathroom.

Bedroom Two

This versatile second room could be used as an office, or small bedroom. Access to the bathroom and a window to the front elevation.

Bathroom

A modern bathroom with half-tiled walls and a four piece suite, comprising: a WC, a hand basin, a bath and a shower cubicle. Spotlight ceiling and tiled flooring. Window to the front elevation.

External

To the rear of the property there is a pleasant, low-maintenance garden, featuring a patio with border plants and shrubbery.

Viewings

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

Directions

For Satnav please use the postcode LS18 4DE.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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**

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Road Map



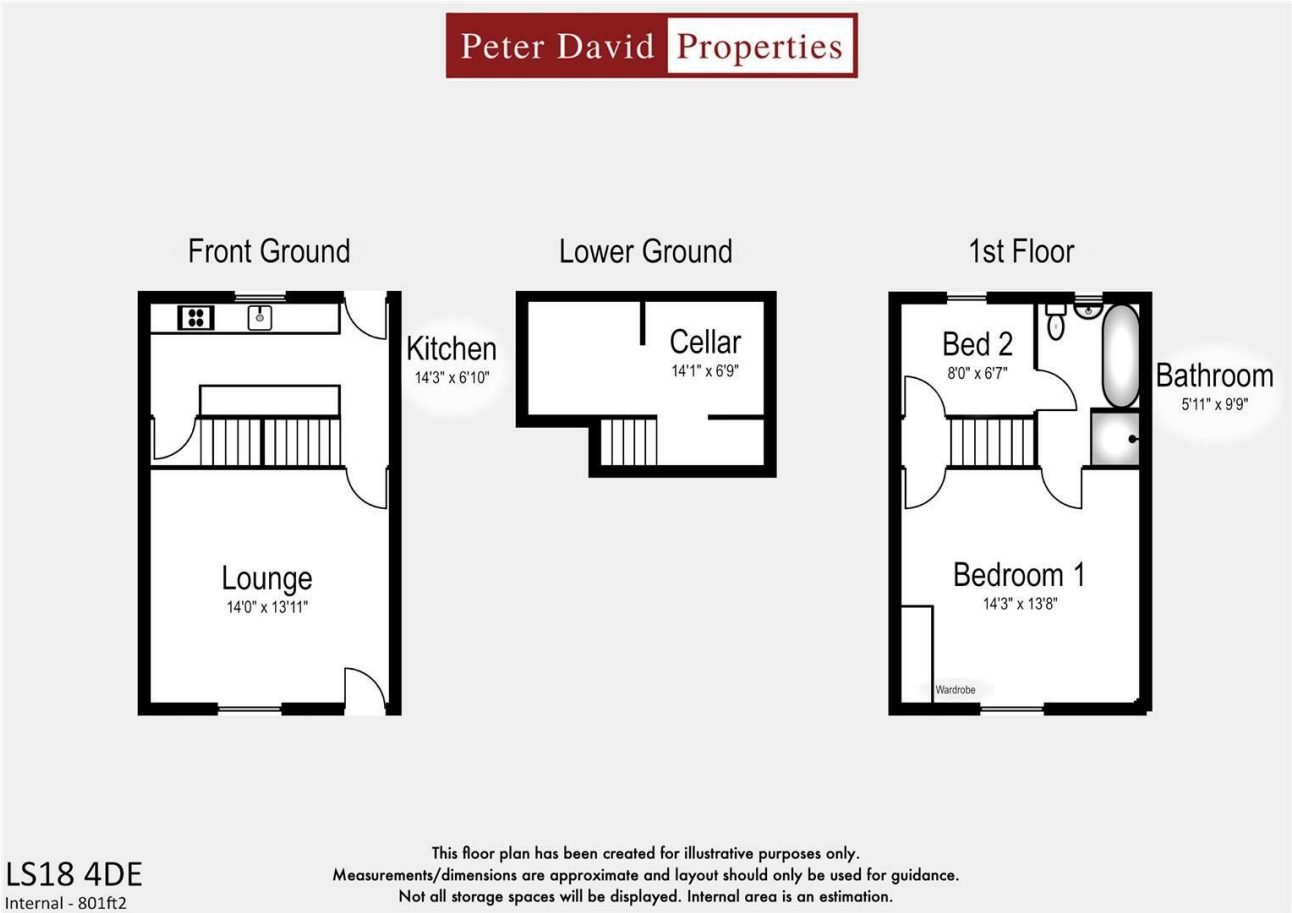
Hybrid Map



Terrain Map



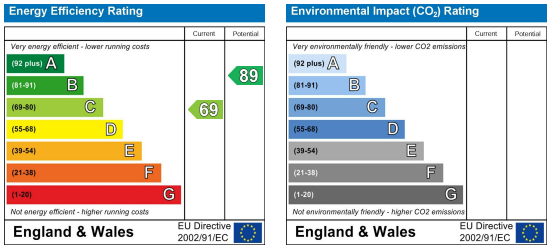
Floor Plan



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.