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Horton Close

Rodley/Farsley Border, Leeds, LS13 1PJ

£385,000



Council Tax: D



9 Horton Close

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- Modern detached family home
- Three double bedrooms
- Stunning open-plan kitchen diner
- Sought-after location near Rodley/Farsley border
- Two spa-like bathrooms and downstairs W/C
- Double garage with drive parking
- Beautifully landscaped corner plot garden
- Outside summerhouse with log burner
- Tastefully decorated throughout
- Proximity to great schools, parks and public transport

This immaculate MODERN DETACHED house, located in a sought-after QUIET CUL-DE-SAC near the Rodley/Farsley border, offers elevated valley views and proximity to Rodley nature reserve and canal walks, featuring THREE DOUBLE bedrooms, a stunning OPEN-PLAN KITCHEN with solid oak worktops, SPA-LIKE bathrooms and downstairs W/C, a spacious reception room, a landscaped corner plot GARDEN with summerhouse and a DOUBLE GARAGE with drive parking, making it an ideal family home with modern comforts and style.

Welcome to this BEAUTIFUL DETACHED house that's currently for sale. Being in such a sought-after location close to the Rodley/Farsley border, this stunning MODERN property is nestled in a QUIET CUL-DE-SAC, offering elevated valley views and proximity to Rodley nature reserve and canal walks. Great nearby schools and clean parks make it an ideal home for families and couples alike.

The house features a spacious and inviting LIVING ROOM, boasting a stunning décor and an impressive feature wooden mantel and provides the perfect space to relax or entertain guests. The KITCHEN is a real treat, basking in natural light and offering a stunning design complete with a solid oak worktop. It's fully fitted with integrated appliances and offers excellent storage in the lovely, fitted units. The DINING SPACE is perfectly positioned with French doors opening to the GARDEN and a side door leads to the Indian stone patio perfect for barbeques and alfresco dining.

The property benefits from THREE DOUBLE bedrooms, each with a unique charm. The main bedroom overlooks the garden, beautifully decorated and comes with a modern ENSUITE BATHROOM. The second bedroom, spacious enough to accommodate a study space too, offers lovely valley view and a neutral décor for your personal touch. The third bedroom, with a garden outlook, is yet another tastefully decorated double bedroom and benefits from the carpet flooring throughout.

The house features TWO BATHROOMS and a DOWNSTAIRS W/C. The main house bathroom is like a spa retreat with its walk-in shower, heated towel rail, modern storage and frosted window. The ensuite for the main bedroom is just as appealing, in keeping with the modern finish and features a bath with shower mixer.

The exterior of the property is just as gratifying, offering a landscaped CORNER PLOT GARDEN, extensive off-street parking and a double garage. The SUMMERHOUSE in the garden is a perfect escape, providing an additional space to enjoy those sunny days and a LOG BURNER for the colder nights. The GARDEN boasts a wealth of beautiful touches, mature apple tree and raised veg beds, large INDIAN STONE PATIO with feature YORKSHIRE STONE gabion basket walls and terraced area with outdoor electric point and well-maintained borders.

All in all, this property is a charming haven, offering a blend of comfort, style, and practicality in a fantastic location. A viewing is highly recommended to see what this home has to offer!

Tel: 0113 257 6198

DINING KITCHEN

22'1" x 8'1" (6.74m x 2.47m)

LIVING ROOM

17'5" x 10'4" (5.33m x 3.16m)

WC

6'11" x 2'7" (2.11m x 0.80m)

BEDROOM ONE

13'5" x 8'5" (4.11m x 2.57m)

EN-SUITE

8'2" x 6'4" (2.49m x 1.94m)

BEDROOM TWO

10'6" x 8'11" (3.22m x 2.72m)

BEDROOM THREE

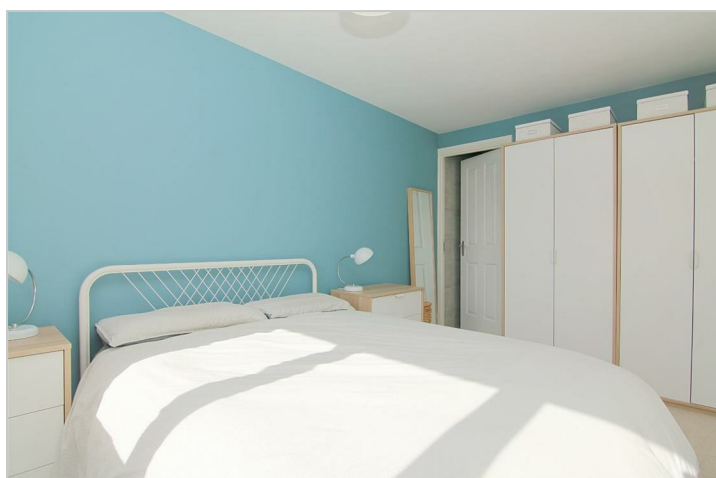
10'6" x 8'0" (3.22m x 2.45m)

BATHROOM

8'4" x 8'0" (2.56m x 2.46m)

GARAGE`

17'3" x 16'7" (5.28m x 5.08m)



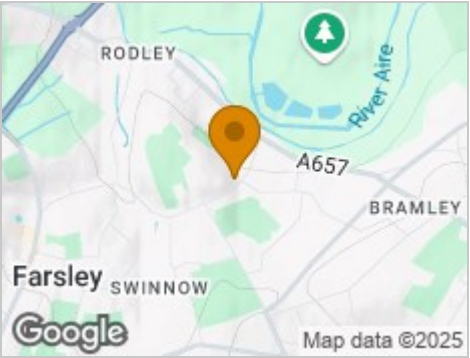
Road Map



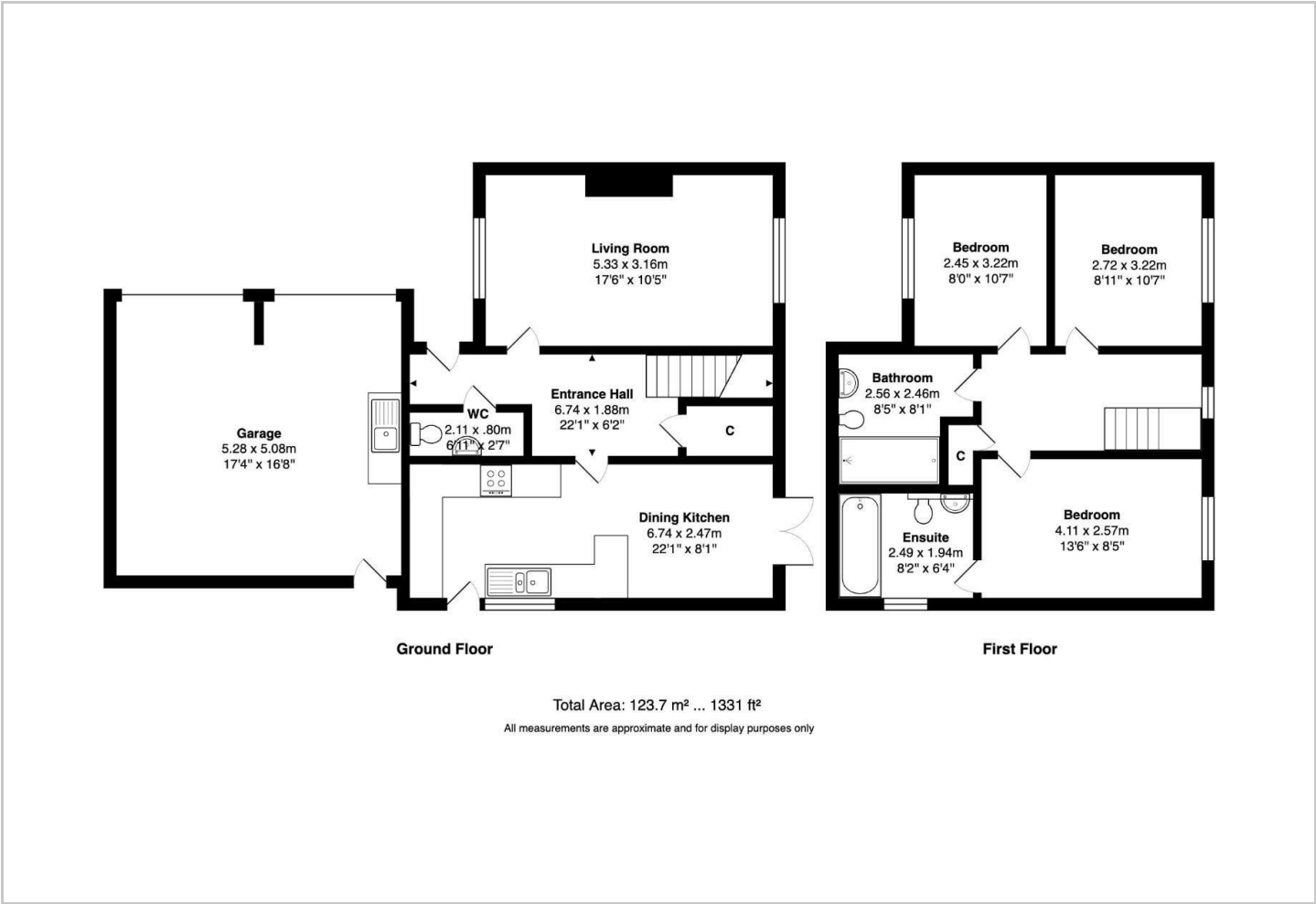
Hybrid Map



Terrain Map



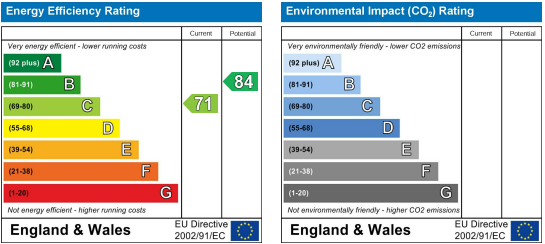
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.