



**Bletchley Way, Horsforth Leeds LS18 4FZ**

**welcome to**

**Bletchley Way, Horsforth Leeds**

A move-in-ready three-bedroom home on popular Horsforth Vale, offering a modern kitchen, bright lounge with double doors, three good sized bedrooms including an ensuite, and a lovely south-west facing garden — complete with driveway parking. A fantastic opportunity in a great community spot.



## **Bletchley Way**

Offered with ready-to-move-into accommodation, this three-bedroom mid-terrace home is situated on the ever-popular Horsforth Vale — a fantastic community space with its own shop and cafe, and close to lovely canal-side walks. The property is sure to appeal to a wide range of buyers, and internal viewing is highly recommended.

The accommodation comprises an entrance hallway, modern kitchen, lounge with double doors to the garden, and a downstairs cloakroom. Upstairs offers three well-proportioned bedrooms — one with an ensuite shower room — along with the house bathroom. Externally, the home benefits from a driveway to the front and a lovely enclosed south-west-facing rear garden.

## **Ground Floor**

### **Hallway**

The front door opens into a welcoming hallway with bright neutral decor, laminate flooring, two useful storage cupboards including one with space for a washing machine, and stairs leading to the first floor. An open archway leads through to the kitchen.

### **Kitchen**

7' 7" x 6' 1" ( 2.31m x 1.85m )

A modern and stylish fitted kitchen offering a range of wall and base units with laminate worktops, incorporating a sink and drainer with mixer tap and a gas hob with extractor above. Integrated appliances include a dishwasher, fridge freezer and double oven. Window to the front.

### **Lounge**

13' 1" x 12' 6" ( 3.99m x 3.81m )

A good-sized lounge with neutral decor, laminate flooring and double glass doors opening out onto the garden.

### **Cloakroom**

A useful downstairs cloakroom with low flush wc, wash basin, laminate flooring and radiator.

## **First Floor**

### **Landing**

Stairs from the ground floor and useful large cupboard for storage along with access to the part boarded and lit loft space with pull down aluminium ladder. Currently used to provide a very useful storage space.

### **Bedroom One**

10' 7" max x 9' 9" ( 3.23m max x 2.97m )

A good-sized double bedroom featuring a useful fitted wardrobe with sliding doors, a radiator, and a front-facing window, with access to the ensuite shower room.

### **Ensuite**

Walk in shower cubicle, low flush wc, wash basin, heated towel rail and window to the front

### **Bedroom Two**

11' 3" max x 9' 8" max ( 3.43m max x 2.95m max )

A second double bedroom with radiator and window to the rear

### **Bedroom Three**

11' 3" max x 6' 6" max ( 3.43m max x 1.98m max )

A good sized third bedroom with radiator and window to the rear

### **Bathroom**

The part tiled bathroom comprises; bath with shower over and screen, low flush wc, wash basin, heated towel rail and extractor

## **Outside**

The front of the property offers a driveway providing off-street parking for two cars along with an electric vehicle charger.

At the rear, you'll find a lovely south-west facing enclosed garden featuring a paved patio, lawned area, garden shed and fenced borders — a perfect outdoor retreat.



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welcome to

## Bletchley Way, Horsforth Leeds

- Move-in-ready three-bedroom mid-terrace on Horsforth Vale
- Modern kitchen and bright lounge with double doors
- Three good-sized bedrooms, including ensuite
- House bathroom plus downstairs cloakroom
- Parking for two cars & Electric Vehicle charger

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in the region of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT107494 - 0006

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