Victoria Drive, Horsforth

ORIO £419,950

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SPACIOUS SEMI-DETACHED THREE BEDROOM HOME **IDEAL HORSFORTH LOCATION**

A spacious and versatile three double bedroom semi-detached home, ideally situated within the popular residential area of Horsforth.

Offering accommodation over three floors, the property features two reception rooms, a generous dining kitchen, three double bedrooms, family bathroom and a substantial converted loft room providing excellent additional living space. Externally, there is a large driveway, front garden and generous rear garden. Ideally located for access to Horsforth's excellent amenities, well-regarded schools and transport links to Leeds and surrounding areas.

LOCATION:

Situated within the highly sought-after residential area of Horsforth, the property is ideally positioned for access to a fantastic range of local amenities, well-regarded schools and excellent transport links. New Road Side is within easy reach and offers an array of independent shops, cafés, restaurants and everyday conveniences, whilst Horsforth Town Street and Station Road provide further amenities.

The area is particularly popular with families, with a selection of well-regarded primary and secondary schools nearby, including Horsforth Newlaithes Primary School, Horsforth Featherbank Primary School and Horsforth School. There are also numerous parks, green spaces and recreational facilities within the surrounding area.

For commuters, the property is well placed for access to Leeds and nearby locations, with regular bus services available locally and Horsforth and Kirkstall Forge railway stations providing rail connections towards Leeds, Bradford and beyond. The A65 and A6120 are also easily accessible, providing convenient road links across the wider area.

Ground Floor

ENTRANCE HALL

Upon entering the property, you are welcomed into a spacious entrance hallway, providing access to the principal ground-floor accommodation and stairs rising to the upper floors.

LIVING ROOM
10' 6" x 15' 4" (3.2m x 4.67m)

The generous living room is a bright and welcoming space, benefiting from an abundance of natural light through the large front-facing window. Attractive exposed wooden floorboards, neutral décor and a feature fireplace add character and warmth to the room, whilst the generous proportions provide ample space for a range of furniture.

DINING ROOM
16' 4" x 10' 11" (4.98m x 3.33m)

The dining kitchen is a spacious and sociable room, offering a great combination of practical kitchen space and a generous area for dining. The kitchen is fitted with a good range of wooden wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is also space for a range of freestanding or integrated appliances, providing everything needed for day-to-day family living.

SITTING ROOM
12' 1" x 7' 0" (3.68m x 2.13m)

Accessed from the dining kitchen, the sitting room provides a versatile additional reception room overlooking the rear garden. This flexible space could be utilised to suit a variety of requirements, whether as a family room, snug, home office, playroom or entertaining space. Glazed doors allow plenty of natural light into the room and provide access towards the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

First Floor

BEDROOM ONE
10' 2" x 12' 8" (3.1m x 3.86m)

A spacious double bedroom offering excellent proportions and ample space for a range of bedroom furniture. The room is neutrally presented and benefits from a good level of natural light, creating a bright and comfortable space.

BEDROOM TWO
10' 2" x 10' 4" (3.1m x 3.15m)

A further well-proportioned double bedroom, again offering plenty of space for bedroom furniture and storage. The room enjoys a neutral finish and good natural light.

BATHROOM

The family bathroom is bright and well presented, featuring a modern white suite comprising a panelled bath with shower over, wash hand basin set within a useful vanity unit and a WC. The room is finished with neutral wall tiling, complemented by a decorative mosaic border, while the patterned flooring adds a stylish touch.

A frosted window provides plenty of natural light whilst maintaining privacy, and the generous proportions allow for useful storage and everyday family use.

3 | 1 | Driveway | Council Tax = C

2 | Freehold | Semi-Detached | C

Second Floor

BEDROOM THREE
16' 4" x 16' 10" (4.98m x 5.13m)

The second floor provides access to a large converted loft room, currently utilised as an additional bedroom.

This impressive and versatile space offers excellent flexibility and could equally be used as a home office, hobby room, teenage retreat or additional living accommodation.

The room is complemented by a substantial amount of useful eaves storage, providing valuable additional storage space.

OUTSIDE

To the front of the property is a large driveway providing ample off-road parking, alongside a front garden area.

To the rear is a lovely, generously sized garden, offering an excellent outdoor space for relaxing, entertaining and enjoying the warmer months. The garden provides plenty of room for outdoor seating and summer activities, whilst also offering excellent potential for those with a keen interest in gardening!

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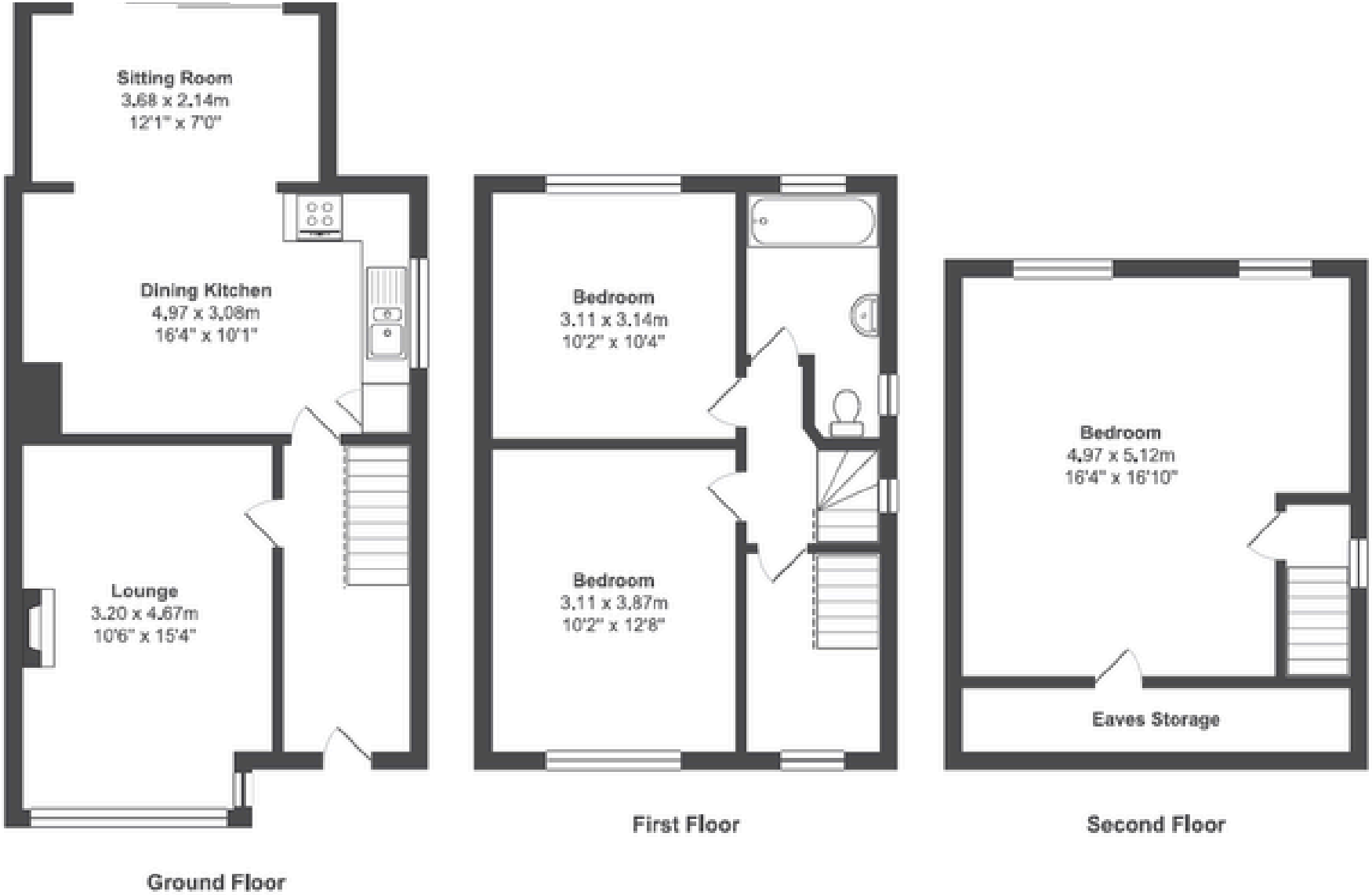
Key Features:

- Spacious, three-bedroom, semi-detached home
- Accomodation arranged over three floors
- Characterful living room with feature fireplace
- Two well-proportioned double bedrooms to the first floor
- Spacious converted loft offering another large, double bedroom
- Large drive-way providing off-street parking
- Front and rear garden spaces
- Convenient transport links
- Popular Horsforth location
- Excellent access to local amentities, schools and transport links

Floor Plan



Total Area: 111.9 m² ... 1204 ft²

All measurements are approximate and for display purposes only

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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