



38 Rose Terrace, Leeds, LS18 4QA

Offers in excess of £385,000

Goodmove are delighted to present this fantastic opportunity to acquire a substantial and tastefully modernised four-bedroom, three-storey terraced property situated on the popular Rose Terrace in the highly regarded Horsforth area of Leeds.

The property has been modernised throughout, combining a contemporary finish with a practical layout. The accommodation includes a generous open-plan kitchen/diner, separate family room, four bedrooms, a modern family bathroom, an additional ground-floor WC and an ensuite to the principal bedroom.

Externally, the property benefits from both front and rear gardens, providing valuable outdoor space which is increasingly sought after in this popular Horsforth location.

A particularly attractive feature for investors is that the property is currently tenanted and offered with a tenant in situ, providing an opportunity to acquire an established investment with an existing occupancy arrangement.

The property is situated within Horsforth, an established and popular suburb of Leeds, with a good range of local amenities, shops, cafés, restaurants, schools and transport links. Rose Terrace is also well placed for access towards Leeds city centre and the wider West Yorkshire area.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



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 GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk