



**King Edward Avenue, Horsforth Leeds LS18 4BG**

**welcome to**

**King Edward Avenue, Horsforth Leeds**

A spacious 3-bedroom semi-detached home in a sought-after Horsforth location, just a short walk from the vibrant amenities of Town Street. Offering an open-plan lounge & dining area along with a generous, well-kept rear garden. This property presents an excellent opportunity for a variety of buyers.



## King Edward Avenue

This well-proportioned three-double-bedroom semi-detached home is ideal for a wide range of buyers, and an internal viewing is highly recommended to fully appreciate the space and potential on offer. The accommodation briefly includes a welcoming entrance hallway, a spacious open-plan lounge/diner with engineered wood flooring and a modern feature fireplace, a fitted kitchen, a convenient downstairs WC, and useful ground-floor storage. Upstairs, there are three generously sized double bedrooms, a family bathroom, and access to the loft. Externally, the property boasts an attractive, well-maintained front garden and a generous rear garden—perfect for entertaining or families.

## Ground Floor

### Entrance Hallway

A composite front door opens into a welcoming entrance hallway, complete with laminate flooring, a useful understairs storage cupboard, and a staircase rising to the first floor.

### Lounge

15' 8" x 11' 4" max ( 4.78m x 3.45m max )  
Open-plan to the dining area, this room enjoys dual-aspect windows to the front and rear, engineered wood flooring, a wall-mounted feature fireplace, and two radiators.

### Dining Area

9' x 9' 4" ( 2.74m x 2.84m )  
Continuing the engineered wood flooring from the lounge, the dining area provides ample space for a table and chairs, features a rear-facing window, and includes an archway leading through to the kitchen.

## Kitchen

13' 1" max x 7' 4" max ( 3.99m max x 2.24m max )  
The kitchen is fitted with a range of wooden wall and base units, complemented by white laminate worktops and a cream sink with mixer tap. There is space for a fridge freezer, washing machine, tumble dryer, and oven. Additional features include tiled-effect lino flooring, a useful storage cupboard, and a side-facing window that provides plenty of natural light. A door leads through to the inner hallway with access to:

### Inner Hallway

A door from the kitchen leads to two useful storage cupboards, a downstairs WC, and further doors opening out to the garden.

## First Floor

### Landing

With stairs from the ground floor, window to the front and access to the loft

### Bedroom One

11' 4" max x 15' 8" max ( 3.45m max x 4.78m max )  
A generously sized double bedroom featuring dual-aspect windows to the front and rear, a useful built-in cupboard, and a radiator for added comfort.

### Bedroom Two

10' 11" x 9' 1" ( 3.33m x 2.77m )  
A second double bedroom featuring a rear-facing window overlooking the garden, a radiator, and a built-in cupboard for additional storage.

### Bedroom Three

9' x 7' 4" ( 2.74m x 2.24m )  
A well-proportioned double bedroom featuring engineered wood flooring, a radiator, and a rear-facing window offering pleasant views over the garden.

## Bathroom

Fitted with a three-piece suite comprising a corner shower cubicle, WC, and a vanity unit with an integrated wash basin. The room also features wall and floor tiling, a radiator, and a side-facing window allowing natural light.

## Outside

To the front of the property is an attractive lawned garden, bordered by a hedge to one side and well-maintained flower beds. A pathway with steps leads down the side of the home to a gated entrance providing access to the rear garden.

The rear garden is generously sized and arranged over two levels, offering a lawned area and a gravelled patio ideal for outdoor seating. It is enclosed by fencing to the sides, with a charming stone wall at the rear, and a gate providing convenient access to Horsforth Town Street.



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## King Edward Avenue, Horsforth Leeds

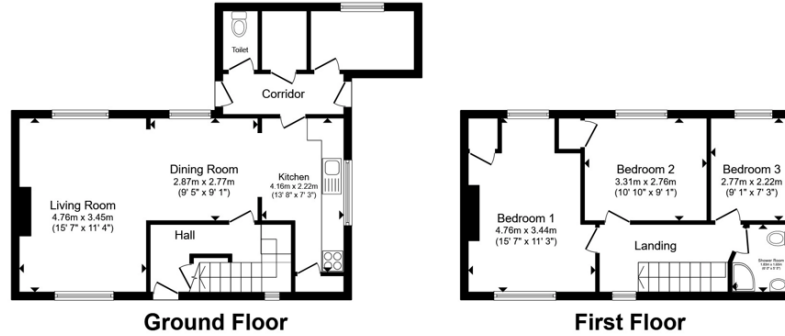
- Well-proportioned Semi-detached home
- Three Double Bedrooms
- Attractive, well-maintained front garden
- Spacious open-plan lounge/diner
- Popular Residential Area of Horsforth

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£300,000**



Total floor area 95.0 m<sup>2</sup> (1,022 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
HFT107556 - 0003

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