



**Church Avenue, Horsforth Leeds LS18 5LD**

**welcome to**

**Church Avenue, Horsforth Leeds**

A spacious and move-in ready three-bedroom home in a fantastic Horsforth location, offering generous living space, a modern kitchen/diner, front and rear gardens, and access to a driveway and garage via Church Gate. Perfect for a range of buyers looking for convenience and comfort.



## Church Avenue

A spacious and ready-to-move-into three-bedroom home in a great Horsforth location, close to local amenities, good schools and excellent transport links. Offering generous accommodation throughout, the property is sure to appeal to a wide range of buyers and briefly comprises: entrance hallway, a spacious lounge, and a kitchen/diner to the ground floor. To the first floor are three bedrooms and the house bathroom. Externally, there is a lawned garden to the front and a generous, paved rear garden, along with access to a driveway and garage via Church Gate.

## Ground Floor

### Hallway

Door to the front opens into the hallway with stairs leading to the first floor

### Lounge

12' 11" x 11' 6" ( 3.94m x 3.51m )

A spacious lounge with neutral decor, radiator and window to the front

### Kitchen / Diner

14' 8" max x 9' 8" ( 4.47m max x 2.95m )

The fitted kitchen offers a range of wall and base units with complementary wooden work surfaces incorporating a sink with drainer and mixer tap, plus a gas hob. There is space for an oven, fridge freezer, washing machine and dishwasher. The room also provides ample space for a dining table and chairs, a useful storage cupboard, and has a window and door leading to the rear.

## First Floor

### Landing

Stairs from the ground floor, useful storage cupboard and access to the part boarded loft via a pull down ladder.

### Bedroom One

8' 10" x 8' 5" ( 2.69m x 2.57m )

A good sized double bedroom with integrated wardrobes, radiator and window to the front

### Bedroom Two

12' x 7' 6" ( 3.66m x 2.29m )

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

### Bedroom Three

6' 9" x 6' 10" ( 2.06m x 2.08m )

Radiator and window to the rear.

### Bathroom

The spacious house bathroom comprises; bath with shower over and screen, vanity unit housing wash basin and low flush wc, heated towel rail and window to the front

## Outside

To the front of the property is a lawned garden with a pathway leading to the front door. The rear offers a good-sized, low-maintenance garden, paved with hedge borders. There is also a driveway providing off-street parking, located at the rear of the property and accessed via Church Gate.

## Garage

18' 6" x 7' 8" ( 5.64m x 2.34m )

The property benefits from a garage which is accessed via the rear of the property on Church Gate



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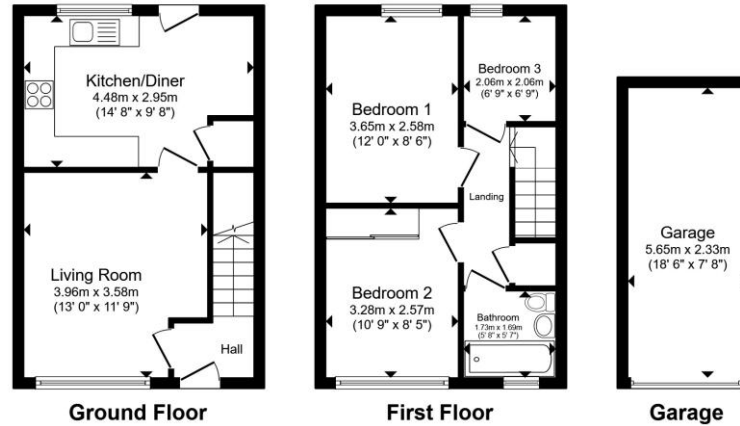
welcome to

## Church Avenue, Horsforth Leeds

- Spacious three-bedroom home
- Move-in ready throughout
- Lawned front garden & generous paved rear garden
- Driveway & Garage
- Great Horsforth Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£280,000**



Total floor area 76.3 m<sup>2</sup> (822 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

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFT107433 - 0003

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