



- Superbly renovated & extended detached property
- Master bedroom with space for a king-size bed
- Stunning spacious open plan dining kitchen
- Envious views of the park & lovely South West facing terraced rear garden
- Block paved drive with capacity for 2 or 3 vehicles



LOCATED IN THE SOUGHT-AFTER HALL PARKS AREA OF HORSFORTH! A SUPERBLY RENOVATED THREE BEDROOMED EXTENDED DETACHED PROPERTY WITH OFF STREET PARKING AND A LANDSCAPED TERRACED REAR GARDEN WITH LOVELY LEAFY VIEWS TOWARDS PARKLAND TO THE REAR, ENJOYING A SUNNY SOUTH WEST ASPECT, OFFERED WITH NO CHAIN, SITUATED IN THIS HIGHLY CONVENIENT LOCATION, JUST A FEW MINUTES WALK TO THE BUSTLING TOWN STREET, THE PARK, SUPERMARKET, SHOPS, BARS & RESTAURANTS IN HORSFORTH, CLOSE TO LOCAL SCHOOLS, AMENITIES AND WITH EXCELLENT TRANSPORT LINKS, ON BUS AND TRAIN ROUTES AND EASY ACCESS ONTO THE OUTER RING ROAD AND LEEDS BRADFORD AIRPORT.

This stunning well-presented property would make a great starter home for a young family or professionals, or perhaps those looking to down size.

The well planned and modern accommodation comprises an entrance hall, a lounge with feature electric fire and a recess for a wall mounted flat screen TV, a stunning spacious open plan modern dining kitchen with built-in appliances and shaker style units, a breakfast bar style island and large fully glazed windows and doors opening onto the paved terrace to the rear. The three additional ceiling skylights add extra light making this a lovely bright, welcoming and generously proportioned room. There is a very useful utility room off the kitchen and a separate w/c. The entrance hall, kitchen, utility and w/c room all feature attractive oak effect Herringbone style flooring. Upstairs, there are is a master bedroom with space for a king-size bed, a further generous double bedroom, a third single bedroom or study and a stylish fully tiled bathroom w/c with shower over the bath.

Outside, there is a good sized block paved drive providing off street parking for a number of vehicles, a lawned garden and some planted borders. The drive extends down the side of the property, leading to a lovely fully enclosed terraced rear garden with a paved patio and lawned areas split over two levels enjoying a sunny south west aspect. The terrace provides leafy views towards the park and with some strategic planting, could offer a good degree of privacy.

Internal viewing is strongly advised of this attractive & modern, ready to walk into home.

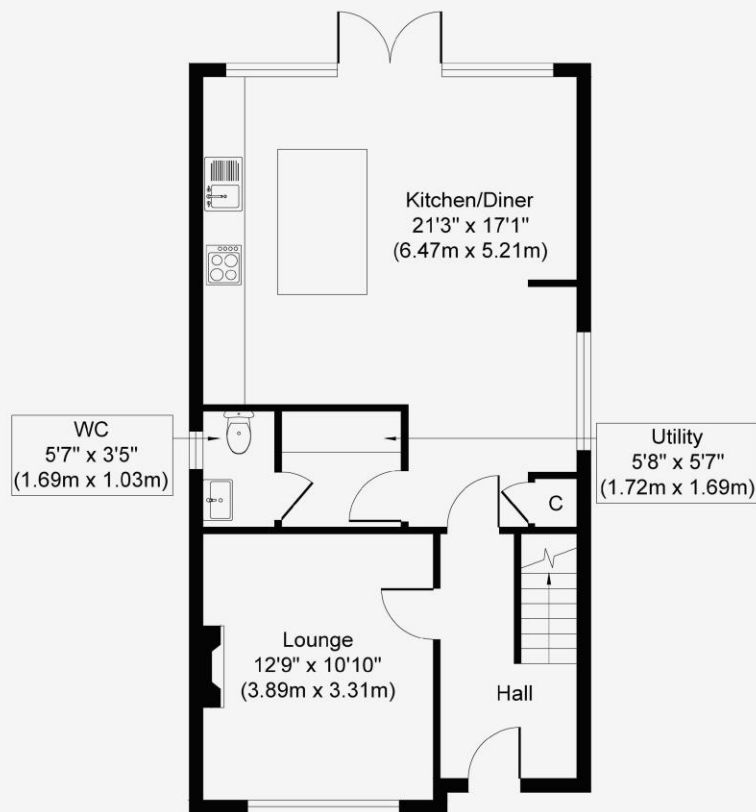




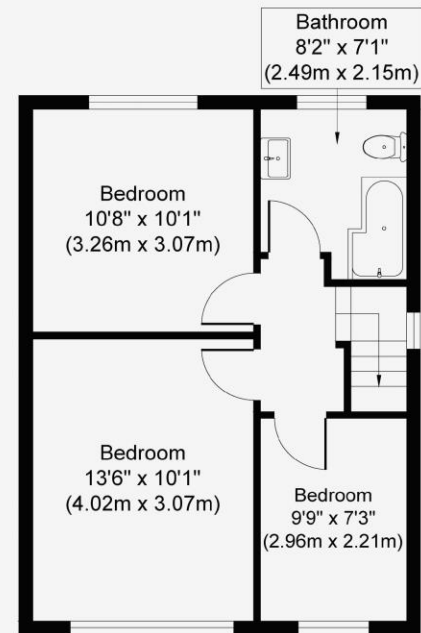








Ground Floor
Approximate Floor Area
604 sq. ft
(56.12 sq. m)



First Floor
Approximate Floor Area
432 sq. ft
(40.16 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure

Freehold

Council Tax Band

D

Possession

The property is intended to be vacant possession on completion.

Making an offer

If you would like to make an offer on this property, please contact our office as soon as possible. Any evidence of funding you can provide to support your offer will help to inform the seller of your position. We strongly advise taking independent mortgage advice and can recommend an independent mortgage broker along with other property professionals.

Anti-money Laundering

Under UK Law, Estate agents are required to carry out Anti Money Laundering (AML) checks in line with regulations and guidance set out by HMRC. These checks include identifying the source of funds used to purchase a property and conducting identity checks on their customers. For any intending purchaser, we will require evidence of funding to support any offer. On receipt of a successful offer, we will also carry out an electronic identity check on each purchaser. We may also need to request photographic identification and/or proof of address. The fee for these checks is £36 including vat per purchaser.

Rent Reform Act

The Rent Reform Act is due to be implemented on the 1st May 2026, so we advise any buyers/landlords to familiarise themselves with the significant changes in rental legislation.

Disclaimer

All viewings are by appointment. Please note that some viewing arrangements may require at least 24 or 48 hours' notice.

None of the listed or displayed appliances or services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

These particulars including the description, measurements and photographs are intended to give a fair description of the property, but their accuracy cannot be guaranteed. Most of the information contained in this advert & links is available in the public domain.

These particulars do not constitute an offer or contract. Intending purchasers/tenants must rely upon their own inspection of the property.