



A well-presented three-bedroom semi-detached home offering spacious and versatile accommodation, ideal for families and first-time buyers alike. The property features a bright living room with feature fireplace, a modern fitted kitchen with integrated appliances and breakfast bar, and a spacious conservatory with French doors leading to the private rear garden and patio area.

Upstairs offers three well-proportioned bedrooms and a useful loft room providing flexible additional space. Externally, the property benefits from off-road parking, multiple storage sheds and a generous rear garden. Conveniently situated within the popular LS16 area close to local amenities, schools and transport links.

TRANSPORT LINKS:

The property is ideally situated for commuters and those seeking convenient access to Leeds City Centre and surrounding areas. A range of regular bus routes operate nearby, providing straightforward travel across Leeds and neighbouring suburbs.

The property also benefits from excellent road connectivity, with easy access to the Leeds Outer Ring Road, A660 and other major transport routes, making travel across the city and beyond particularly convenient.

For rail commuters, both Horsforth and Headingley train stations are within easy reach, offering regular direct services into Leeds City Centre, York and further afield. Leeds Bradford Airport is also accessible within a short drive, ideal for both business and leisure travel.

The location further benefits from a variety of nearby amenities including supermarkets, local shops, cafés and well-regarded schools, whilst several green spaces, parks and countryside walks are also close by, creating an excellent balance between convenience and outdoor living.







This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for a range of buyers, including families and first-time purchasers.

Upon entering the property, you are welcomed by a spacious entrance hallway offering ample built-in storage and plenty of room, creating a practical and inviting first impression.

The property features a bright and welcoming living area with a modern open-plan feel, creating a sociable and practical space for everyday living. A feature fireplace adds character to the room, whilst the overall layout allows for plenty of natural light throughout.

To the rear of the property is a contemporary fitted kitchen complete with integrated appliances, ample worktop space, stylish cabinetry and a breakfast bar area, ideal for casual dining. The adjoining conservatory provides an additional reception space overlooking the garden, with French doors opening directly onto the patio and lawn beyond.

Upstairs, the property offers three well-proportioned bedrooms, all decorated in neutral tones to create a light and airy feel. There is also a useful loft room providing flexible additional space, suitable for storage, a hobby room or home working area.

Externally, the property benefits from a generous and private rear garden offering a good degree of privacy. A paved patio area creates the perfect setting for outdoor dining and entertaining during the warmer months.

Additional outdoor storage is provided via multiple sheds.

To the front, there is private off-road parking via a driveway, together with a neatly presented front garden and gated side access.

Agent's Note: We are advised the property was originally built using Non-Standard Construction.



Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



 **3**


 **1**

 **Off-Street Parking**

 **Council Tax = B**

 **1**

 **Freehold**

 **Semi-Detached**

 **66D**

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

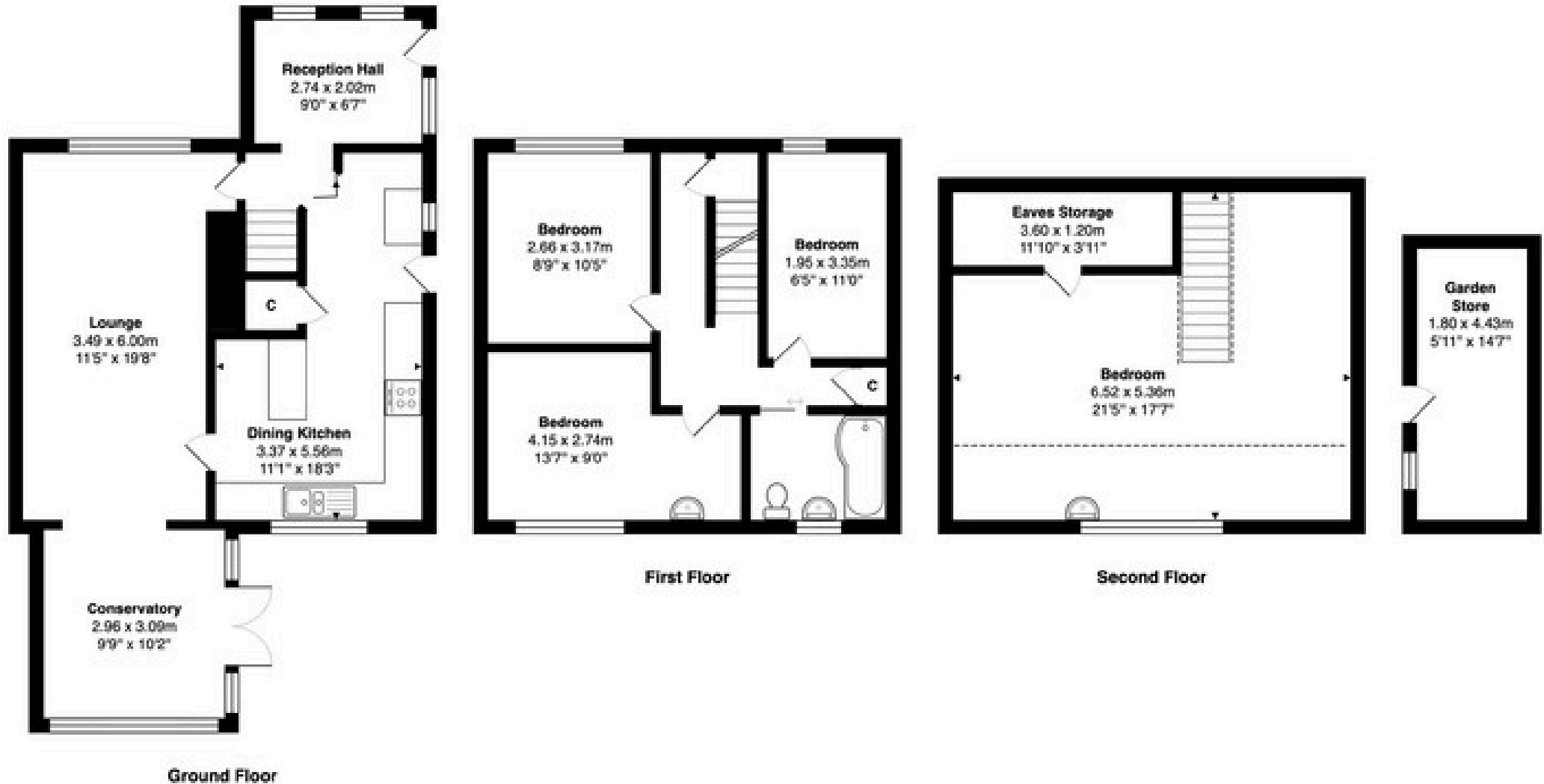
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floor Plan



Total Area: 137.0 m² ... 1474 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, seller(s) or lessor(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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