



Newlay Wood Avenue, Horsforth Leeds LS18 4LN

welcome to

Newlay Wood Avenue, Horsforth Leeds

Offered with no onward chain, this two double bedroom dormer bungalow in popular Horsforth offers flexible living accommodation with great potential. Featuring a bay-fronted lounge, fitted kitchen, dining area, and a spacious first floor bedroom, plus well-kept gardens, driveway and garage.



Newlay Wood Avenue Ground Floor

Kitchen

An external side door opens into the kitchen, which is fitted with a range of wall and base units with work surfaces over, a stainless steel sink unit with mixer tap, and tiled walls. There is plumbing for a washing machine, space for a freestanding fridge freezer and cooker, as well as a wall-mounted boiler. Window to the rear with views over the garden. An internal door leads through to...

Inner Hallway

The hallway provides access to all remaining ground floor rooms.

Dining Room

A versatile space, ideal for use as a dining room, featuring a radiator, windows to the front and side, and stairs rising to the first floor bedroom.

Lounge

A lovely spacious reception room with radiator and bay window to the front with lovely views.

Bedroom

A double bedroom to the ground floor with radiator and window to the rear

Bathroom

The bathroom comprises a fitted bath with overhead shower, vanity sink unit, tiled walls and window.

Separate Wc

low flush wc and window

First Floor Bedroom

A great sized double bedroom to the first floor offering a range of fitted wardrobes and drawers, radiator and window to the rear with lovely views.

Outside

To the front of the property, there is excellent kerb appeal, with a mature and well-stocked garden. A

gated driveway to the side provides off-street parking.

To the rear, there is an attractive and well-maintained garden, predominantly laid to lawn with mature borders, paved seating areas, fenced boundaries, and a greenhouse.

Garage

The property benefits from a garage at the end of the driveway providing ample storage.



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Newlay Wood Avenue, Horsforth Leeds

- No onward chain
- Two double bedroom dormer bungalow
- Versatile living accommodation with great potential
- Spacious first floor bedroom
- Well-maintained gardens

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

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT107576 - 0002

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