



**Lickless Terrace, Horsforth Leeds LS18 5QG**



**welcome to**

**Lickless Terrace, Horsforth Leeds**

\*Guide price £315,000 - £325,000\* Offered with no onward chain, this three-bedroom semi-detached home is ready to move into & ideally positioned in a quiet cul-de-sac in Horsforth. The property benefits from a generous driveway, detached garage, and a spacious rear garden.



### Lickless Terrace

This well-presented three-bedroom semi-detached home is offered with no onward chain and is ready to move straight into. Located in a quiet cul-de-sac in the popular Horsforth area, it is ideally placed close to excellent local amenities, transport links, and highly regarded schools. The accommodation includes an entrance hallway, a bright lounge, and a spacious kitchen/diner on the ground floor, with three good-sized bedrooms and a house bathroom upstairs.

Outside, the property benefits from a graveled driveway to the front and a detached garage, providing ample off-street parking and storage. The generous enclosed rear garden offers a fantastic space for families or entertaining, and there is excellent potential to extend to the side and rear, subject to the necessary planning permissions. Internal viewing is highly recommended to fully appreciate the space and potential this home has to offer.

### Ground Floor

#### Entrance Hallway

Front door opens into a spacious hallway featuring a side window, radiator, stairs to the first floor, and a useful understairs storage cupboard.

#### Lounge

11' 5" max into recess x 11' 3" max into recess ( 3.48m max into recess x 3.43m max into recess )

A bright and generously sized lounge with neutral decor, soft carpeting, radiator, and a front-facing bay window that fills the room with natural light.

### Kitchen / Diner

16' 10" max into recess x 12' 8" max into recess ( 5.13m max into recess x 3.86m max into recess )

A spacious kitchen diner offering a generous range of wall and base units with laminate work tops and stylish metro-tiled splash backs. Features include a stainless steel sink with mixer tap, fitted gas oven with hob and extractor, and designated spaces for a washing machine, fridge freezer, and tumble dryer. The room is finished with laminate flooring, two rear-facing windows, a side access door, and a handy pantry cupboard. There's ample space for a dining table, making it ideal for family meals and entertaining.

### First Floor

#### Landing

With stairs from the hallway and window to the side.

#### Bedroom One

13' 4" x 10' 9" max into recess ( 4.06m x 3.28m max into recess )

A good sized double bedroom with carpet, radiator and window to the front.

#### Bedroom Two

11' 8" x 10' 9" ( 3.56m x 3.28m )

A second good sized double bedroom with integrated storage, radiator, carpet and window to the rear with views over the garden.

#### Bedroom Three

7' 6" x 5' 1" ( 2.29m x 1.55m )

Carpet, radiator and window to the rear

#### Bathroom

The bathroom comprises; bath with shower over and screen, vanity wash basin, low flush wc, radiator, vinyl flooring, part tiled walls and window to the side.

### Outside

To the front, the property enjoys a generous graveled driveway providing ample off-street parking. Gated side access leads to a detached garage, ideal for storage or additional parking.

The rear garden is a fantastic size, mainly laid to lawn with mature trees and fenced boundaries, offering a private and peaceful outdoor space.

### Agent Notes

There is excellent potential to extend to the side and rear of the property, subject to the necessary planning permissions.



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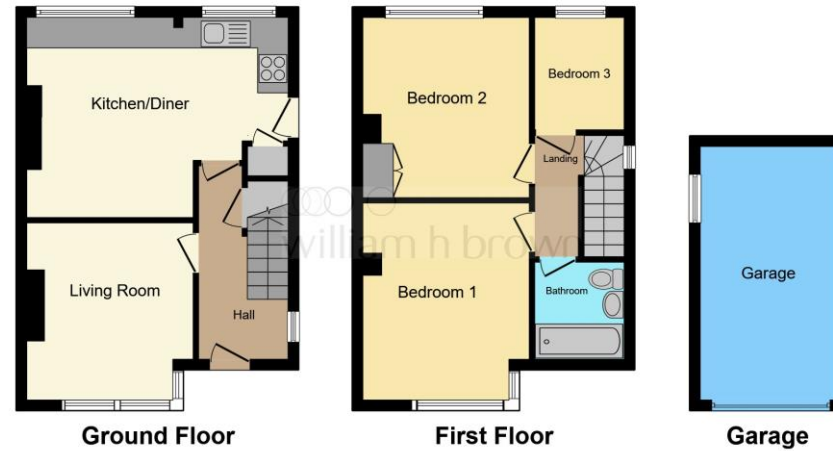
## Lickless Terrace, Horsforth Leeds

- Three Bedroom Semi-detached Home
- Offered with NO CHAIN
- Generous Driveway & Garage
- Popular Horsforth Location
- Ready to Move Into

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£315,000 - £325,000**



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.focalagent.com



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Property Ref:  
HFT107272 - 0003

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