



Broadway, Horsforth Leeds LS18 4QU

welcome to

Broadway, Horsforth Leeds

This charming property is presented in a move in ready condition and would be perfect for first time buyers and families alike. With a low maintenance rear garden and spacious living room this property has plenty to offer.



Broadway

A well proportioned three bed mid-terrace property which is well presented throughout and briefly comprises; Entrance hall, generous lounge, fitted kitchen with dining space and rear porch all to the ground floor. To the first floor are three bedrooms and a bathroom. There are attractive gardens to both front and rear and potential for off street parking. This property is well located within Horsforth, close to local amenities, transport links and good schools - making this an ideal home for a number of buyers. Internal viewing is highly recommended to appreciate the accommodation on offer.

Kitchen

10' 9" x 9' (3.28m x 2.74m)

A well presented kitchen with Laminate tops and Vinyl flooring. The kitchen offer an electric hob and oven with Extractor hood above. There is space for a fridge/freezer and a window to the rear alongside a sink with built in drainer.

Lounge

13' 1" x 13' 9" max (3.99m x 4.19m max)

A spacious lounge room facing the front of the house with a radiator and carpet flooring

Bedroom 1

13' x 10' 11" (3.96m x 3.33m)

A carpeted double bedroom with a radiator and double glazed window.

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m)

Another double bedroom with carpet, radiator and window to the rear

Bedroom 3

7' 7" x 5' 7" (2.31m x 1.70m)

A good size 3rd bedroom with carpet, radiator and window to the rear of the house

Bathroom

Vinyl flooring, wc and bath/shower decorate the room. There is a frosted window and sink.

Outside

A lovely low maintenance garden, perfect for busy lifestyles. There is a shed and plenty of space for shrubbery.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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Broadway, Horsforth Leeds

- Well presented throughout
- Highly sought after location
- Low maintenance rear garden
- 3 good size bedrooms
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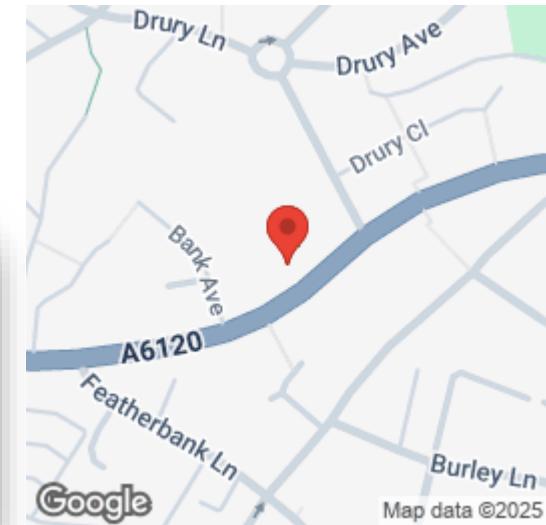
Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



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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Please note the marker reflects the postcode not the actual property



Property Ref:
HFT106634 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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