



Low Lane, Horsforth Leeds LS18 5QW

welcome to

Low Lane, Horsforth Leeds

GUIDE PRICE £250,000 - £260,000 No onward chain! This ready-to-move-into two-bedroom end terrace is in a prime Horsforth location close to amenities, schools, and transport links. Low-maintenance rear garden, and a detached garage. Early viewing recommended!



Low Lane

Offered with no onward chain, this well-presented two double-bedroom end-terrace home is ready to move into and enjoys a sought-after Horsforth location close to local amenities, highly regarded schools, and excellent transport links. An internal viewing is strongly recommended to appreciate the accommodation, which briefly comprises: entrance hallway, spacious lounge, and a fitted kitchen with dining area to the ground floor. Upstairs, there are two generous double bedrooms and a good-sized bathroom. Externally, the property features a lawned garden to the front and a low-maintenance paved garden to the rear, along with the added benefit of a single detached garage.

Ground Floor

Entrance Hallway

Composite front door to the front opening into the hallway with radiator, understair storage cupboard and stairs leading up to the first floor.

Living Room

14' 11" x 11' 6" (4.55m x 3.51m)

A spacious through lounge with neutral decor with radiator and windows to both front and rear.

Kitchen

8' 7" x 11' (2.62m x 3.35m)

The fitted kitchen offers a stylish range of wall and base units complemented by matching work surfaces. It incorporates a gas hob and a Belfast sink with mixer tap, along with plumbing for a washing machine. There is space for a freestanding fridge freezer and a built-in oven. Additional features include laminate flooring, a radiator, and a rear-facing window providing natural light.

Dining Room

9' 7" x 5' 5" (2.92m x 1.65m)

Off from the kitchen is this useful space with laminate flooring, radiator, window to the side and composite door to side allowing access to the outside.

First Floor

Landing

with stairs from the ground floor and window to the side.

Bedroom One

11' 8" x 9' 5" (3.56m x 2.87m)

A spacious double bedroom with radiator, access to the loft and window to the rear

Bedroom Two

8' 5" x 8' 9" (2.57m x 2.67m)

A second double bedroom with radiator and window to the front

Bathroom

A spacious modern bathroom which comprises; bath with useful cupboard over, separate shower cubicle with glass screen, low flush wc, wash basin, lino flooring, heated towel rail and window.

Outside

To the front of the property there is a gated garden laid to lawn with pathway leading to the front door.

To the rear there is an enclosed low maintenance paved garden with garden shed.

Garage

13' 1" x 7' 11" (3.99m x 2.41m)

Access via the rear of the property is a single detached garage providing storage with roller shutter door, electrics. lights and composite side door.



view this property online williamhbrown.co.uk/Property/HFT107367



welcome to

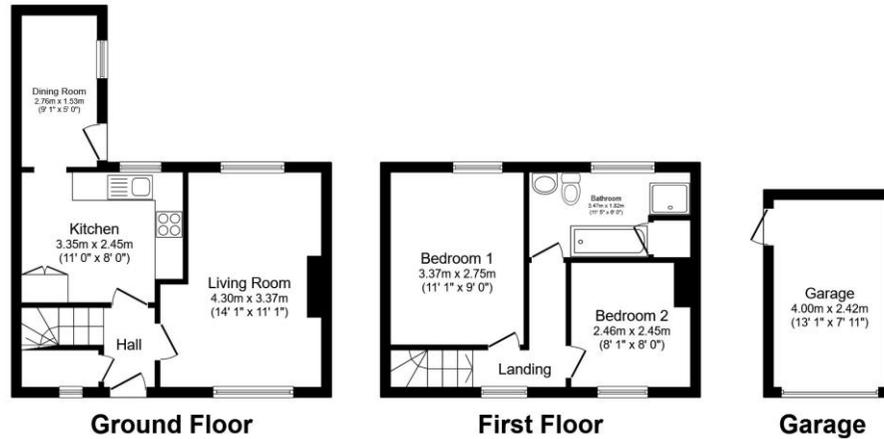
Low Lane, Horsforth Leeds

- No Onward Chain
- Single Detached Garage
- Low Maintenance Rear Garden
- Great Horsforth Location
- Two Double Bedrooms

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

guide price

£250,000 - £260,000



Total floor area 74.2 m² (798 sq.ft.) approx
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.propertybox.io



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT107367



Property Ref:
HFT107367 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk