



14 Lickless Terrace, Horsforth  
£250,000



NO ONWARD CHAIN - THREE BEDROOM TOWN HOUSE  
- QUIET LOCATION - WALKING DISTANCE TO  
HORSFORTH TRAIN STATION - WALKING DISTANCE TO  
AMENITIES OF HORSFORTH - GARDEN TO THE FRONT  
AND REAR - IDEAL STARTER HOME - MODERN  
BATHROOM - GARAGE

Situated in this quiet road which has an amazing location within just minutes walk of Horsforth Train station and also the many eateries, bars and shops that Horsforth has to offer. With gas central heating and Upvc double glazing the property briefly comprises: Entrance hall, living room with dining area, fitted kitchen which opens onto the rear garden. To the first floor are two double bedrooms and one single, modern bathroom with shower above the bath. The property has a garden to the front and rear (to allow for more space in the garden it could be an option to remove the garage which would give a lovely spacious garden.) EPC RATING C

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

C

### COUNCIL TAX BAND

BAND B

### FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

### MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

### MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS

### COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

### PARKING

The parking at the property is on street

### PROPERTY CONSTRUCTION

The property is Standard Construction

### SEWERAGE

THE PROPERTY IS MAINS CONNECTED

### WATER METER

There is/is not a water meter in the property

### NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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### VIEWINGS

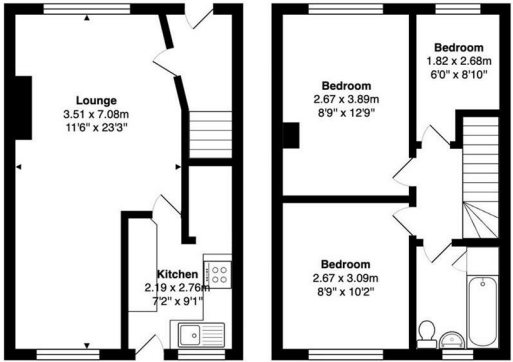
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

First Floor

Total Area: 64.9 m<sup>2</sup> ... 698 ft<sup>2</sup>  
All measurements are approximate and for display purposes only