



3 Springfield Close, Horsforth, LS18 5DG
Asking Price of £230,000

An excellent opportunity for first-time buyers or investors, this three-bedroom terraced home on Springfield Close offers fantastic potential for modernisation and value enhancement. Ideally positioned in a sought-after Horsforth location close to amenities, reputable schools and excellent transport links, the property provides a well-proportioned layout ready to be reimagined and personalised. Early viewing is highly recommended.





Situated on Springfield Close in the ever-popular area of Horsforth (LS18), this three-bedroom terraced property presents a superb opportunity for buyers seeking a home with genuine potential.

Now requiring modernisation, the property offers an exciting chance to create a stylish and contemporary home tailored to individual tastes.

The property comprises three bedrooms, a bathroom, a reception room and a kitchen. The layout is both practical and well-proportioned, providing a strong foundation for future value enhancement.

The home would ideally suit first-time buyers looking to step onto the property ladder and add their own personal touch, as well as investors seeking a property with strong long-term potential in a desirable residential area.

Externally, the property sits within a well-established residential setting and benefits from a flying freehold.

The property holds an EPC rating of D, and falls within Council Tax Band B.

Springfield Close enjoys a convenient position close to a wide range of local amenities, including shops, cafes and everyday conveniences within Horsforth, alongside well-regarded local schools. The combination of location and opportunity makes this a particularly appealing prospect. In summary, this is a home full of promise in a highly convenient and desirable setting. With vision and personal touch, it could be transformed into an excellent long-term home or investment.

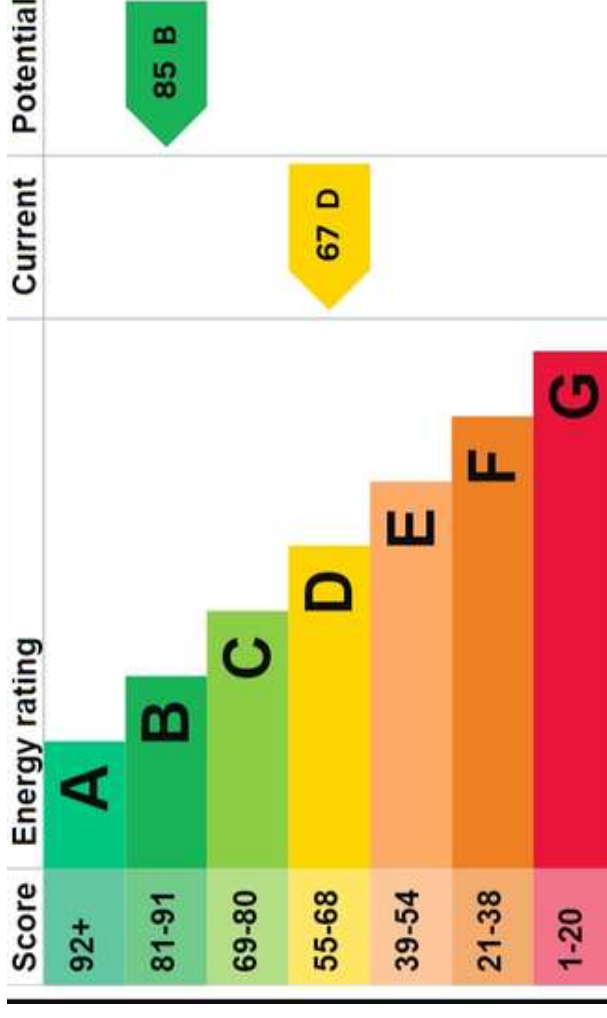
Early viewing is strongly recommended to fully appreciate the opportunity on offer!



Transport Links

Springfield Close benefits from excellent connectivity. The property is within easy reach of Horsforth, offering a variety of bus routes providing regular services into Leeds city centre and surrounding areas.

For rail commuters, Horsforth Railway Station is conveniently located nearby, providing direct links to Leeds, York and Harrogate. The property also offers straightforward access to the Leeds Bradford Airport, as well as major road networks including the A65 and A6120 Ring Road, making it ideal for commuters and those travelling further afield.



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Semi-Detached

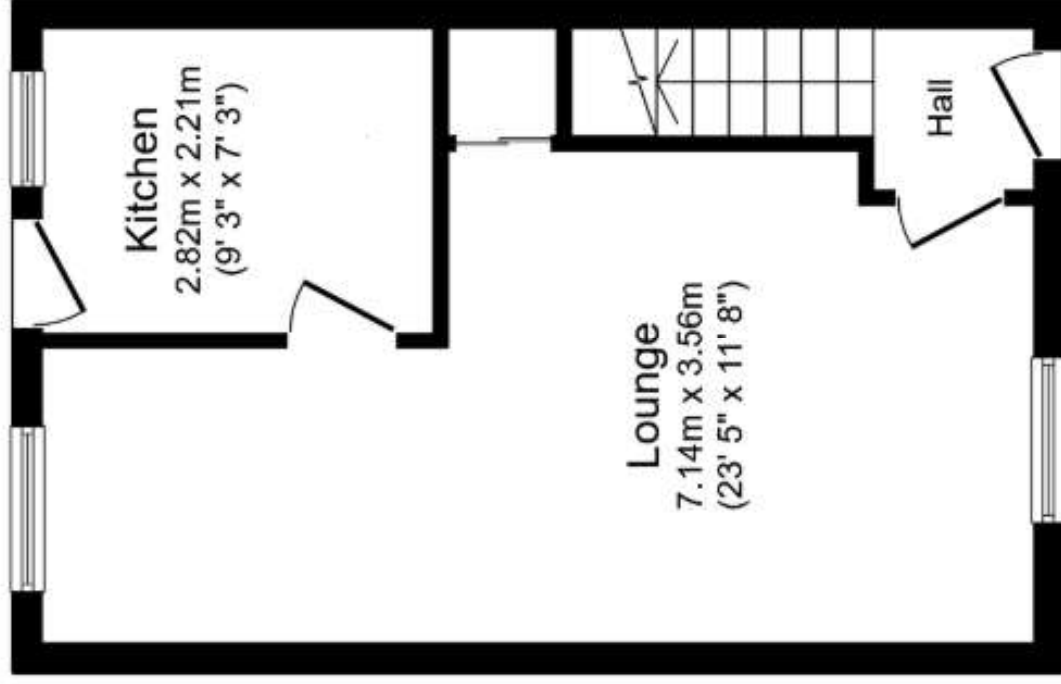


On Street

Council Tax = B

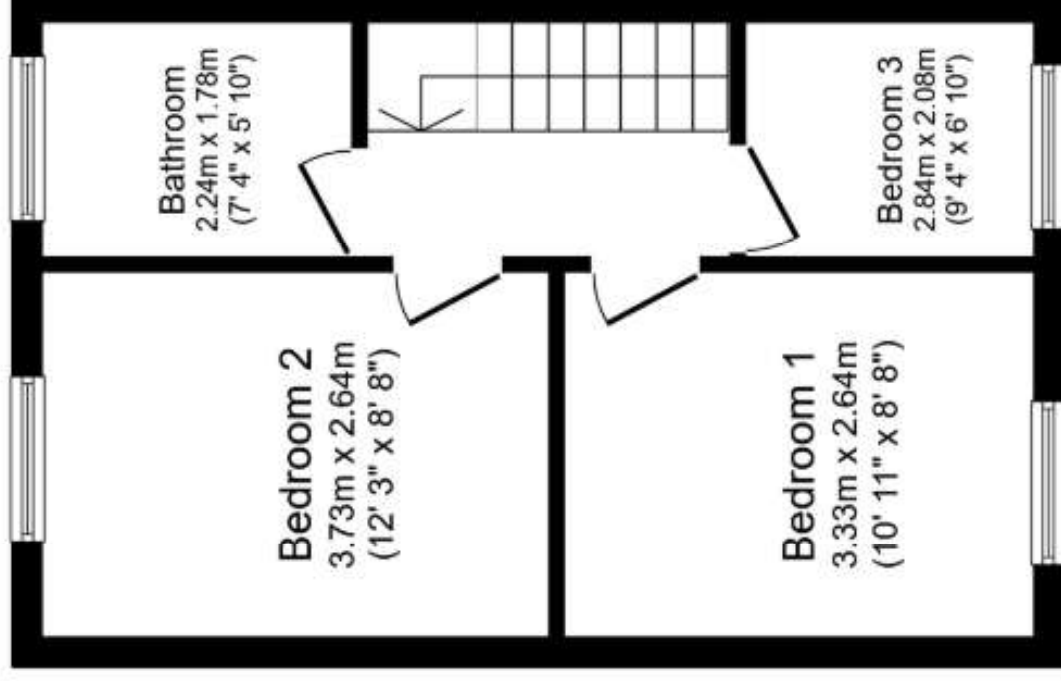


D



Ground Floor

Floor area 31.7 m² (341 sq.ft.)



First Floor

Floor area 31.7 m² (341 sq.ft.)

TOTAL: 63.4 m² (683 sq.ft.)

**93 New Road Side,
Horsforth,
LS18 4QD**

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements are Approximate. Services Not test ed. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.