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West End Lane, Leeds, LS18 5JP

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£475,000

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Nestled in the desirable West End Lane of Horsforth, Leeds, this charming three-bedroom detached house presents an exceptional opportunity for prospective buyers. Built in 1960 and spanning approximately 980 square feet, this well-maintained property is offered chain-free, making it an attractive option for those eager to move in without delay.

Upon entering, you are greeted by a spacious hallway that provides a welcoming atmosphere, complete with a convenient downstairs WC. The generous living and dining room boasts neutral décor and a large front window that floods the space with natural light. A feature fireplace adds character, while patio doors lead to a delightful side patio area and a fully enclosed rear garden, perfect for outdoor entertaining or relaxation.

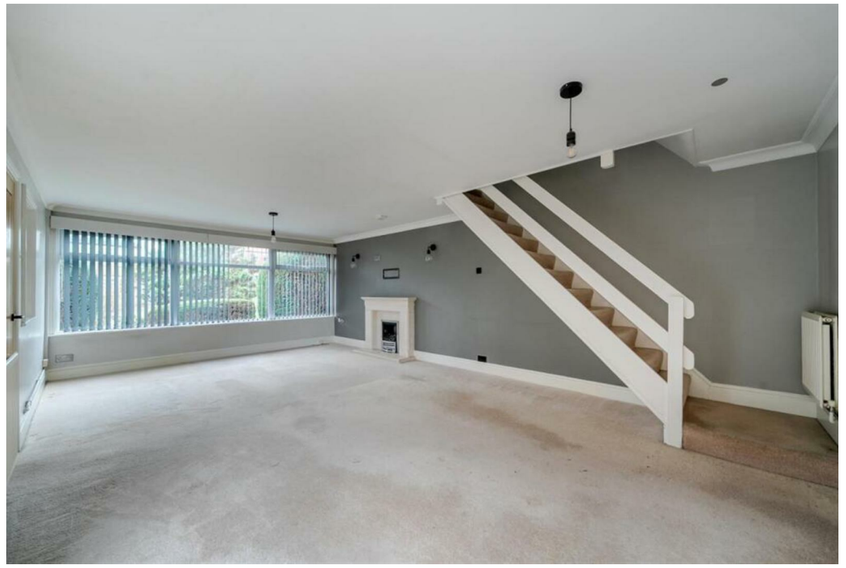
The kitchen is well-equipped with ample storage and work surface space, offering direct access to the rear garden, enhancing the flow of indoor-outdoor living. The first floor features three well-proportioned bedrooms, each fitted with wardrobes, ensuring plenty of storage. The family bathroom is practical, featuring a shower over the bath, WC, wash basin, and towel rail.

The property benefits from a driveway leading to a garage, providing off-street parking, while the front lawn, bordered by mature hedges and shrubs, offers a sense of privacy. The rear garden is fully enclosed, featuring a patio area and lawn, ideal for family gatherings or quiet evenings.

Horsforth is celebrated for its strong community spirit, excellent schools, and a variety of local amenities, including independent shops, cafés, and restaurants along the vibrant Town Street. With excellent transport links, including Horsforth train station and easy access to Leeds city centre, this location is perfect for families and commuters alike.

This property is a fantastic opportunity for anyone looking to create their forever home in a superb setting.

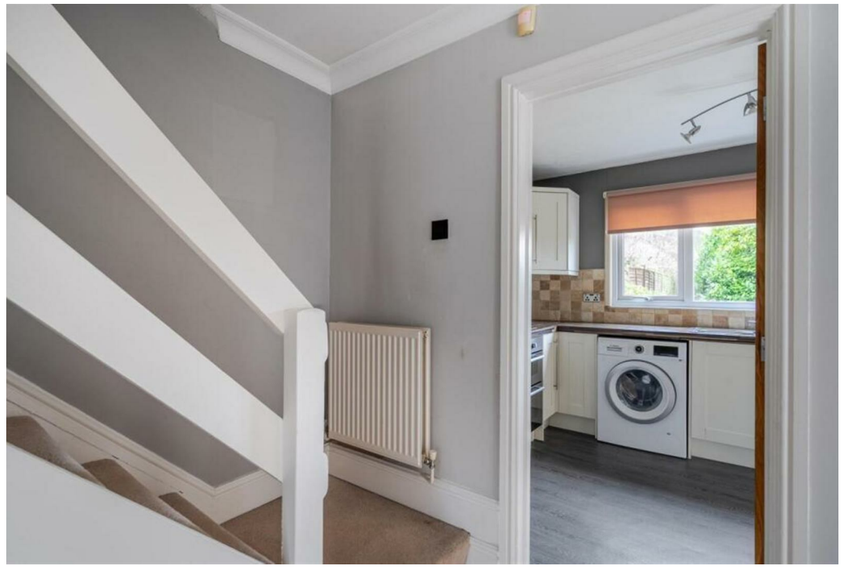












Additional Info
Offer Acceptance & AML Regulations

Under the Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017, we are required to obtain proof of the source of funds for the purchase, as well as identification documents for all prospective buyers. We kindly ask buyers to assist with this process to avoid any delays in agreeing a sale.

A fee of £42 (inclusive of VAT) per named buyer is payable by the successful purchaser(s). This fee covers the money laundering checks carried out by SmartSearch, the firm that administers our ID verification. Please note that the property will not be marked as sold subject to contract until all required identification has been provided and AML checks have been satisfactorily completed.

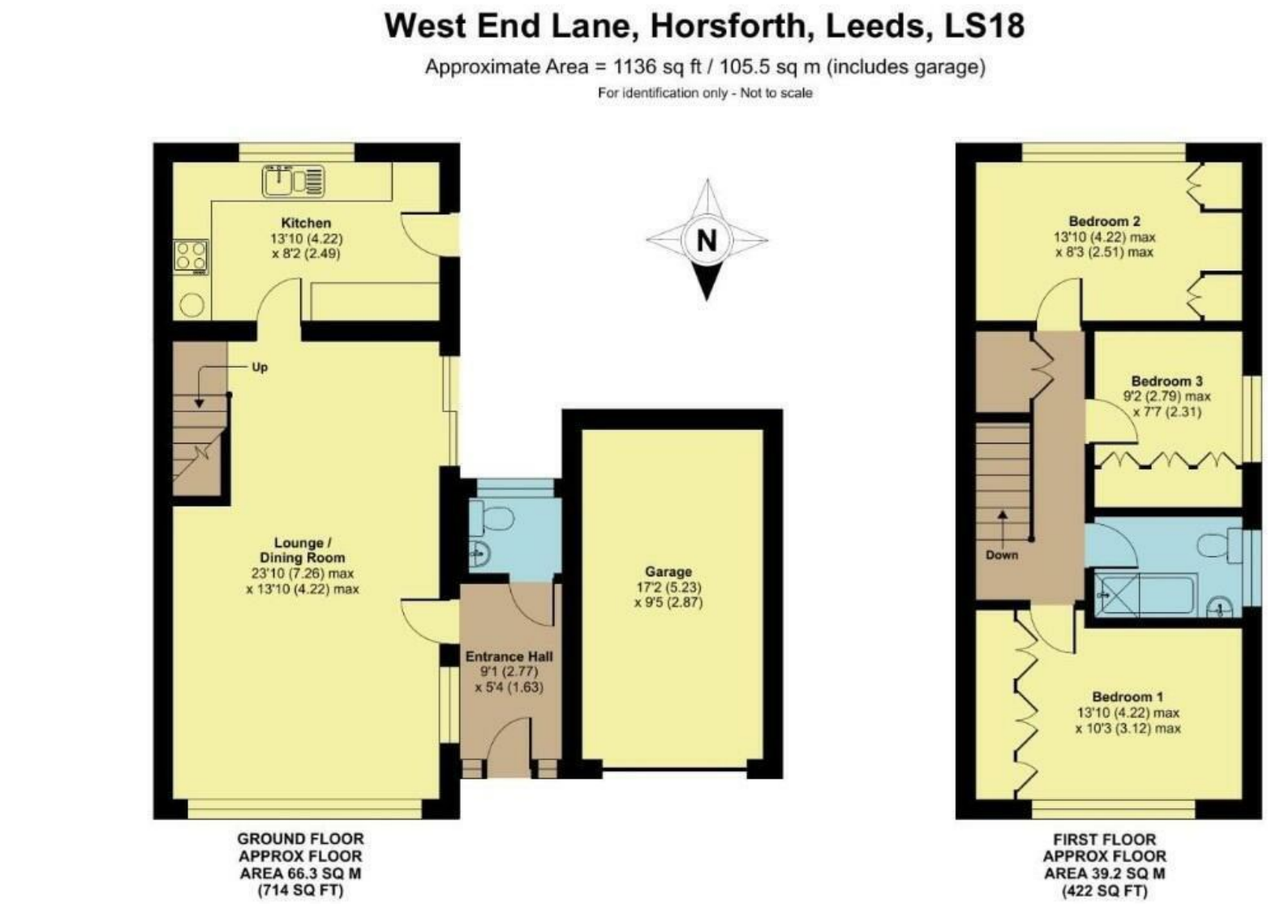
Mortgage Advice

We are pleased to offer mortgage advice through our partnership with CS Mortgage Solutions. To arrange an appointment, please contact the branch and we will organise for an advisor to help you find the most suitable mortgage for your circumstances.
The initial consultation is free of charge and without obligation. A fee may be payable should you choose to proceed with their services.

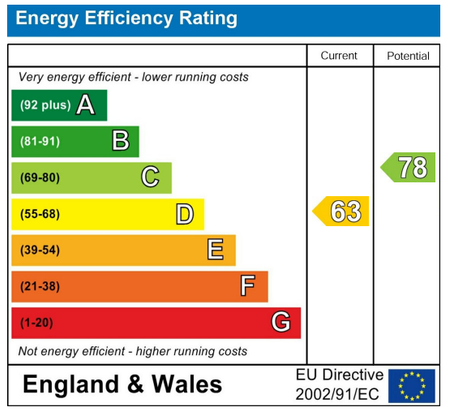
Please Note

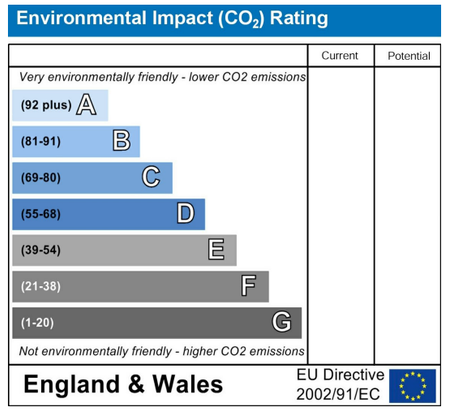
The extent of the property and its boundaries are subject to confirmation by inspection of the title deeds. All measurements provided in these particulars are approximate and intended for guidance only. Fixtures, fittings and appliances have not been tested, and no warranty can be given regarding their condition or functionality. Internal photographs are supplied for general information and should not be taken to imply that any specific item is included in the sale.

Tenure: Freehold
Council Tax Band: D



- Chain-free, ready to move in
- Three bedrooms with wardrobes
- Spacious living/dining room
- Feature fireplace in lounge
- Kitchen opens to rear garden
- Downstairs WC for convenience
- Driveway and garage parking
- Private front lawn and hedge
- Close to Horsforth Hall Park
- Easy access to Leeds centre





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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