

Ornella's Estates

PROUDLY INDEPENDENT



43 St. James Terrace

Horsforth, Leeds, LS18 5QT

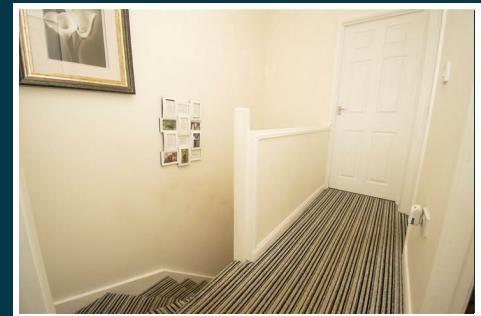
Price £259,950



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INTRODUCTION

Charming Chain-Free Home in a Fantastic Location!

Perfect for first-time buyers or those looking to downsize, this beautifully presented mid-through terrace offers a wonderful blend of comfort, convenience, and charm.

Nestled in a sought-after location close to Horsforth, this home benefits from excellent transport links—including Horsforth Train Station—as well as highly regarded local schools, shops, restaurants, and amenities all within easy reach.

Step inside and be welcomed by a bright entrance hall, leading to a spacious and inviting lounge, perfect for relaxing after a long day. The modern dining kitchen is ideal for cooking and entertaining, with plenty of space for family and friends. Upstairs, you'll find three well-proportioned bedrooms and a stylish house bathroom.

Outside, the home continues to impress. There is on street parking to the front with an easy maintained garden, while the enclosed rear garden offers a peaceful retreat with a patio seating area leading to a well-maintained lawn, all set against the picturesque backdrop of the Church.

With no onward chain, this delightful home is ready for you to move straight in! Don't miss out—contact us today to arrange a viewing.

WHAT OUR VENDORS SAY

LOCATION

Horsforth is a highly sought-after suburb of Leeds, known for its excellent schools, fantastic transport links, and vibrant community feel. Families are drawn to the area thanks to its outstanding schools, including Horsforth School, St. Margaret's Primary, West End Primary, and Featherbank Primary, all of which have strong reputations for academic excellence. Commuters benefit from Horsforth Train Station, providing regular services to Leeds, York, and beyond, as well as easy access to major road networks such as the A65 and

the Leeds Ring Road. For those who enjoy the outdoors, Horsforth Hall Park offers beautiful green space, a playground, and even a Japanese garden, while the nearby Rodley Nature Reserve is perfect for peaceful walks. The area is also home to a fantastic selection of independent shops, cafés, and highly rated restaurants, including The Brownlee Arms, Banyan, and Trattoria Il Forno, as well as a buzzing nightlife with traditional pubs and stylish bars. With its perfect blend of community spirit, convenience, and charm, it's no wonder Horsforth remains one of the most desirable places to live in Leeds.. For those travelling further afield Leeds Bradford Airport is only a short drive away.

HOW TO FIND THE PROPERTY

SAT NAV LS18 5QT

ACCOMMODATION

ENTRANCE HALLWAY

This is a lovely mid through terrace, set in a highly sought after location comprising composite entrance door to the front elevation. Single radiator. Stairs to first floor.

FAMILY LOUNGE

13'10" x 11'6" (4.23 x 3.52)

Offering an abundance of natural light this lovely family lounge comprises Upvc double glazed window to the front elevation. TV point. Single radiator. Gas fire with marble back and base wooden mantelpiece.

MODERN FITTED DINING KITCHEN

14'10" x 9'3" (4.54 x 2.83)

A lovely modern fitted dining kitchen comprising a wide range of modern wall and base units with contemporary worksurfaces over. Upvc double glazed windows to the rear elevation with lovely views. Integral electric cooker with gas hob and extractor fan over. Stainless steel sink. Points for washing machine. Points for fridge freezer. Storage room. Part tiled walls. Composite door to the rear elevation leading into the garden.

FIRST FLOOR

LANDING AREA

Access to loft. Doors leading to:

BEDROOM.1.

11'6" x 8'7" (3.51 x 2.64)

A lovely light and airy room comprising Upvc double glazed window to the front elevation. Single radiator.

BEDROOM.2.

12'0" x 8'9" (3.67 x 2.67)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden and boasting lovely views. Single radiator.

BEDROOM.3.

9'3" x 6'9" (2.84 x 2.07)

Comprising Upvc double glazed window to the front elevation. Single radiator.

HOUSE BATHROOM

7'2" x 5'10" (2.19 x 1.78)

This is a good size house bathroom comprising Upvc double glazed window to the rear elevation. Bath with thermostatic shower over. Low level w.c. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Radiator.

OUTSIDE

FRONT

To the front of the property there is on street parking with an easy maintenance garden.

REAR GARDEN

To the rear of the property there is an enclosed garden overlooking the Church. The garden has a paved patio seating

area, leading to mainly laid to lawn area and a garden shed. Great for sitting out and enjoying summer barbecues.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

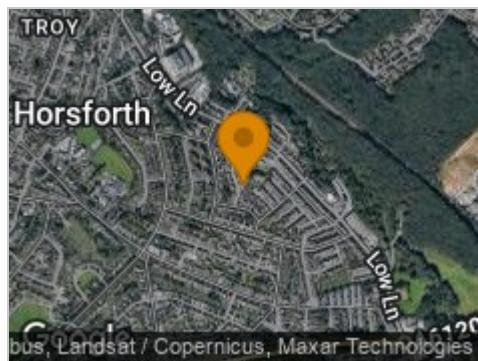
PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



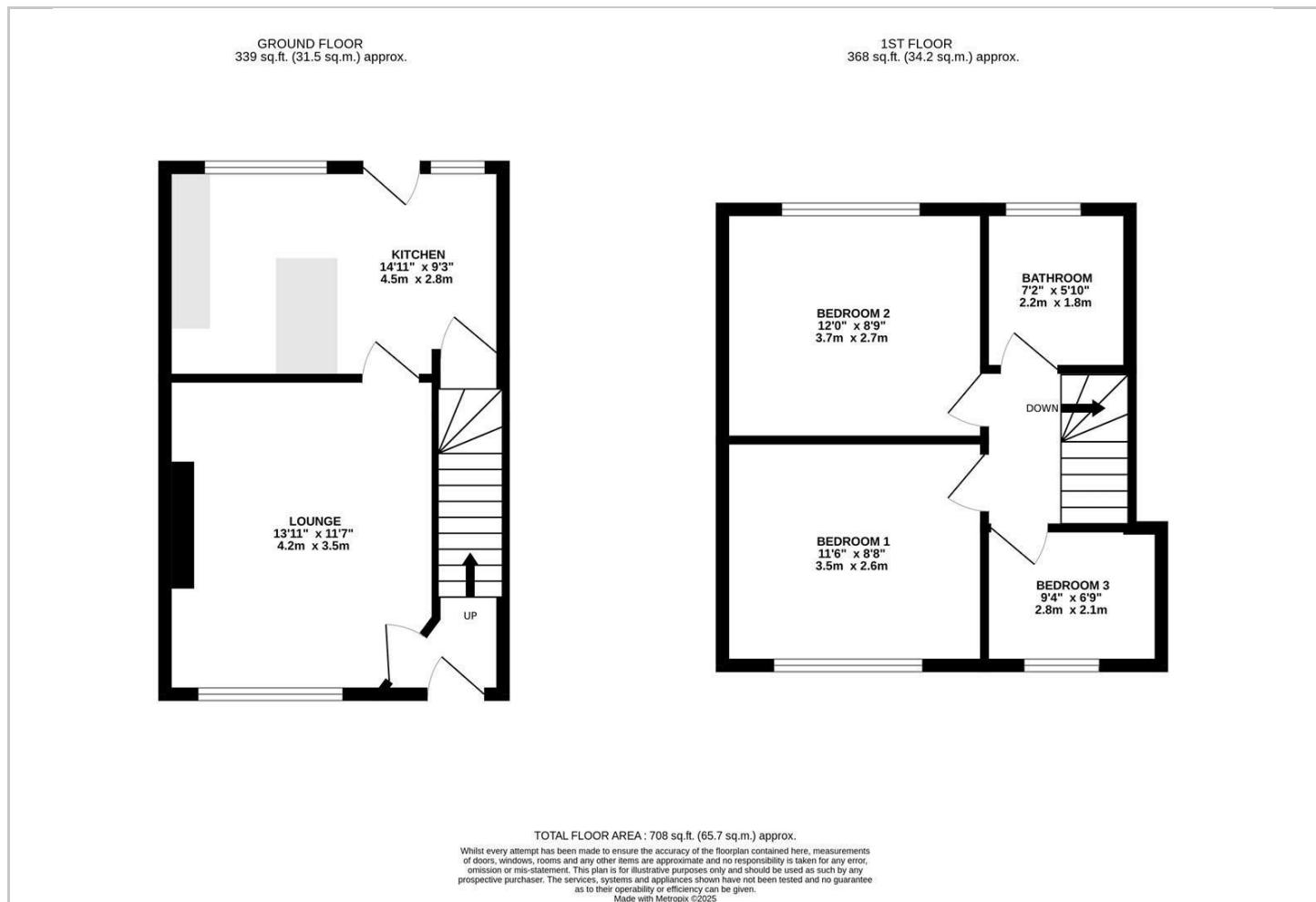
Hybrid Map



Terrain Map



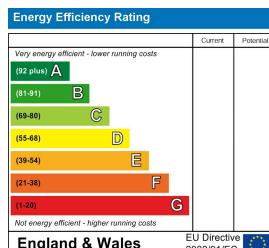
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.