

Ornella's Estates

PROUDLY INDEPENDENT



4 Church Crescent

Horsforth, Leeds, LS18 5LF

Price £399,950



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INTRODUCTION

A Beautifully Spacious Semi-Detached Home in the Heart of Horsforth – Chain Free

Planning permission passed for a double storey extension to create four bedrooms and an ensuite (as per plans)

Nestled in a prime Horsforth location, just a short stroll from Town Street, local amenities, and excellent transport links, this much-loved family home offers generous living space, plenty of natural light, and a welcoming atmosphere throughout.

The ground floor features a spacious family lounge, a bright and airy dining room, a delightful conservatory overlooking the garden, and a well-appointed fitted kitchen – perfect for modern family living and entertaining alike.

Upstairs, there are three well-proportioned bedrooms and a contemporary house shower room.

Externally, the property boasts a large driveway providing ample off-street parking, leading to a detached garage. The front garden is attractively designed for easy maintenance, while the rear garden is a real highlight – larger than average and arranged over two levels with paved areas and mature shrubbery. It offers the ideal setting for relaxing or entertaining family and friends, without the worry of constant upkeep.

This fabulous home combines space, light, and location perfectly – an exceptional opportunity not to be missed. Early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

LOCATION

Located just moments from your door, Horsforth Town Street is a vibrant and friendly hub, brimming with independent shops, cafés, and restaurants such as Truly Scrummy and The Courtyard, offering delightful spots to meet, dine, or relax. For everyday essentials, you'll find a Morrisons and Tesco Express close by, alongside local boutiques and convenience stores. Young families will appreciate the excellent childcare and schooling options, including Prospect House Nursery, Inspirations Nurseries & Forest School, and First Steps Nursery, all rated outstanding. Primary education is well catered for with nearby schools like Horsforth Newlaithes Primary and Featherbank Primary, and for older children the highly regarded Horsforth School.

For greenery and leisure, Horsforth Hall Park is only minutes away, a charming landscaped park with woodland paths, a playground, cricket pitch, and beautiful garden spaces perfect for weekend strolls and family time. Beyond the park, scenic country walks and riverside routes await in

nearby countryside, offering peaceful escapes just beyond town.

Getting around is ease itself: Horsforth train station provides fast and direct access to Leeds (with journeys taking around 12 minutes) on the Harrogate line. Excellent road access via the A65 and proximity to the M62, M621, and Leeds Bradford Airport make for seamless commuting by car too.

All in all, you'll be perfectly placed to enjoy the best of both worlds, the bustle, convenience, and community of town, with the calm green spaces and transport connectivity that truly complement family life.

WHAT OUR VENDORS SAY

This was our family home for over 30 years. We have made lots of memories here lots of laughs and a few tears. Family Christmas around the table, endless cups of tea in the garden. Every night a homemade meal was made from scratch. Walking home from school to be greeted with a smile and a wave from the window. We will be sad to say goodbye to this house but hopefully another family can love this as much as we have and make their memories here too.

HOW TO FIND THE PROPERTY

SAT NAV LS18 5LF

ACCOMMODATION

Situated in a cul-de-sac position, this is the perfect house and location. Comprising:

SPACIOUS FAMILY LOUNGE

16'2" max x 12'6" (4.95 max x 3.83)

Offering an abundance of natural light this is a great family lounge. Comprising Upvc double glazed window and door to the front elevation. Feature gas fire. Double radiator. TV point. Stairs to first floor. Understairs storage room. Arch to:

FAMILY DINING ROOM

10'5" x 8'6" (3.18 x 2.60)

Great for entertaining family and friends. Comprising window looking into conservatory. Single radiator.

CONSERVATORY

13'3" x 7'11" (4.05 x 2.42)

This would make a great office/playroom or another little reception area. Comprising Upvc double glazed windows and doors to the rear elevation overlooking the garden. Radiator.

FITTED KITCHEN

9'11" x 7'1" (3.04 x 2.16)

Comprising Upvc double glazed window to the side elevation. Glass door leading into conservatory. Wall and base units with laminate worktops over. Points for washing machine, dishwasher and fridge freezer. Stainless steel sink. Fully tiled walls and floors.

FIRST FLOOR

Tel: 01943 661506

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Access to loft. Doors leading to:

BEDROOM.1.

12'5" x 9'7" (3.79 x 2.93)

A lovely double bedroom comprising Upvc double glazed window to the front elevation. Radiator.

BEDROOM.2.

10'4" x 9'6" (3.16 x 2.92)

Another lovely double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Radiator.

BEDROOM.3.

9'4" max x 5'11" (2.87 max x 1.81)

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

HOUSE SHOWER ROOM

7'4" x 5'10" (2.24 x 1.79)

Comprising Upvc double glazed window to the rear elevation. Shower cubicle. Wash hand basin. Low level w.c. Fully tiled walls. Radiator.

OUTSIDE

DRIVEWAY AND GARAGE

To the front of the property there is a driveway providing ample off street parking leading to a detached garage with up and over doors, power and light.

GARDENS TO FRONT AND REAR

The front garden is attractively designed for easy maintenance, while the rear garden is a real highlight – larger than average and arranged over two levels with paved areas and mature shrubbery. It offers the ideal setting for relaxing or entertaining family and friends, without the worry of constant upkeep.

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.

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.

PROPERTY OMBUDSMAN

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

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.

PLANS FOR EXTENSION



Road Map



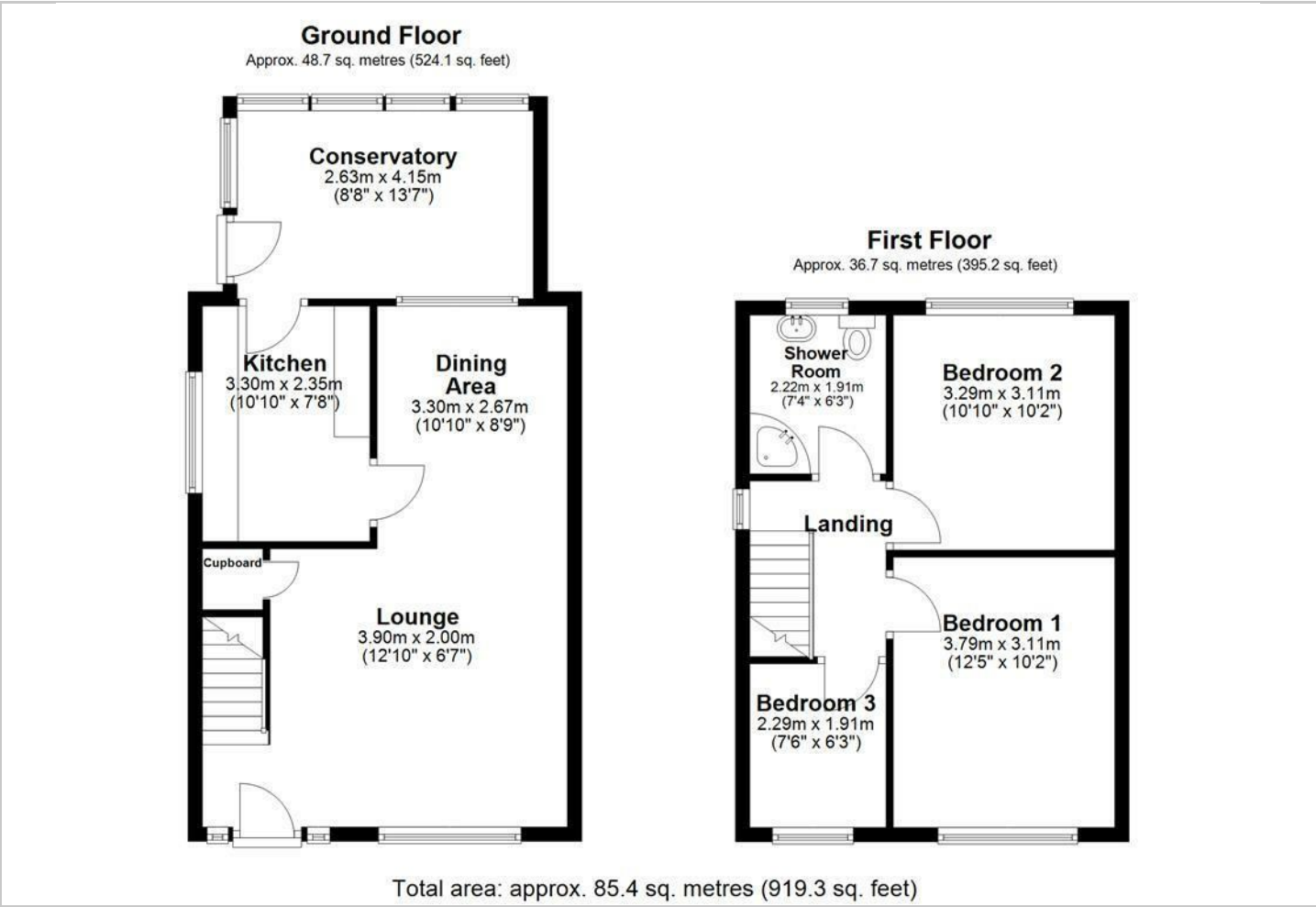
Hybrid Map



Terrain Map



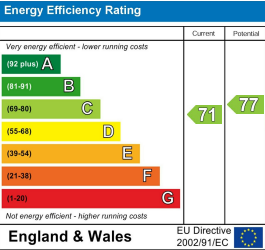
Floor Plan



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.