

HUNTERS®

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21 Scotland Way, Horsforth, Leeds, Yorkshire, LS18 5SQ

Guide Price £489,999

Property Images



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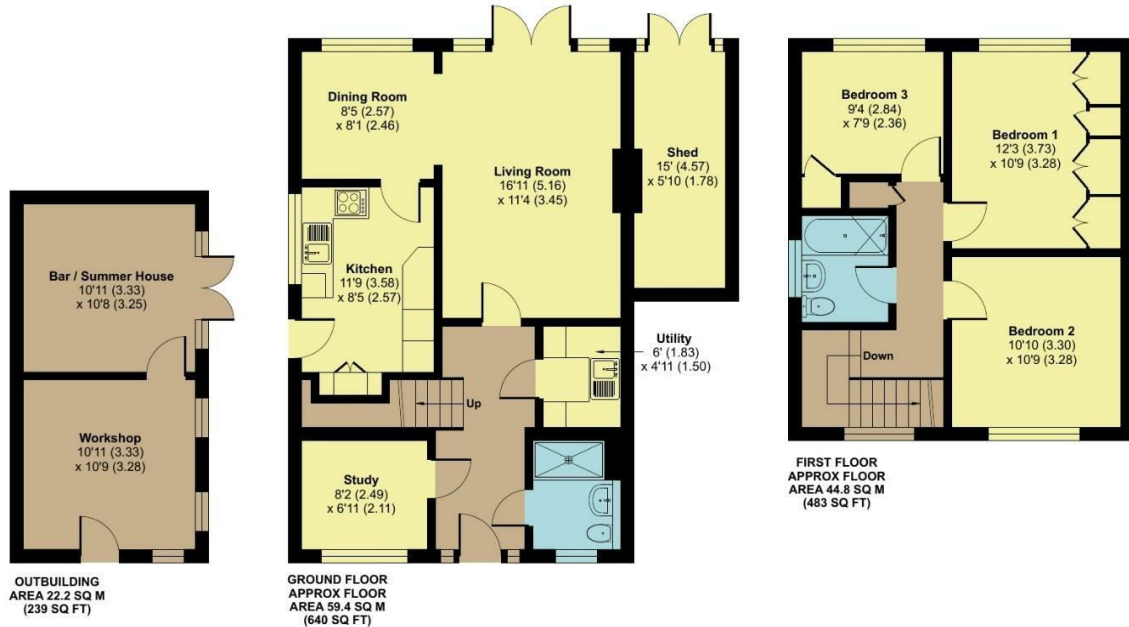
Approximate Area = 1123 sq ft / 104.3 sq m

Outbuilding = 239 sq ft / 22.2 sq m

Shed = 88 sq ft / 8.1 sq m

Total = 1450 sq ft / 134.6 sq m

For identification only - Not to scale

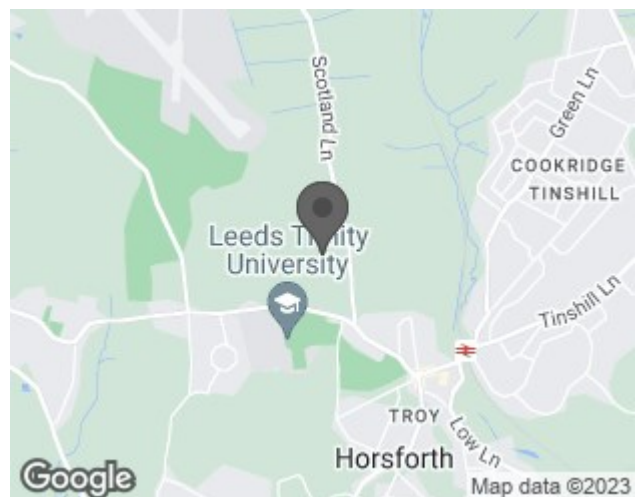


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhcom 2023. Produced for Hunters Property Group. REF: 955263

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		

Map



Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

A FANTASTIC THREE BED-DETACHED FAMILY HOME WITH LOTS OF RECEPTION SPACE AND FLEXIBLE OUTBUILDINGS. WITHIN EASY REACH OF GREAT SCHOOLS. Scotland Way is an fantastic family home, which is well balanced with good sized double bedrooms and well positioned reception space. This home offers lots of CURB-APPEAL with a good sized drive, BESPOKE BUILT OUTBUILDING and good sized rear garden. From Scotland Way there is easy access to local walks, excellent schools and commuting via Horsforth Train Station and other commuter links, this could be just what you are looking for!

Some of this homes fantastic features include

- 3 Double bedrooms
- Large light family/living room
- Dining Room
- Study/office and Utility
- Downstairs shower room
- Good sized private garden
- Flexible outbuildings ideal as social/office space or studio
- lots of off-street parking

Location - This is a popular development is close to excellent schools for all ages, with nurseries, junior school and Horsforth High School, all minutes away. Horsforth Town Street is within walking distance for bars, pubs, great restaurants and all your day to day amenities. Sports facilities are in abundance, including local gyms, cricket and rugby clubs. Scotland Way is second to none should you need to commute, 2 minutes from Leeds Bradford Airport, 5 minutes from Horsforth train Station which provides services to Leeds, Harrogate and York as well as fantastic road connections including the A65 to Leeds City Centre. Many families have thrived in this area and community connections are strong with a great neighbourly feel.

Call now to arrange your viewing!

Features

- DETACHED FAMILY HOME • THREE DOUBLE BEDROOMS • PLUS HOME OFFICE
- DOWNSTAIRS • OUTBUILDINGS • PRIVATE GARDEN • LARGE FAMILY
- ROOM • DOWNSTAIRS SHOWER ROOM • OFF-STREET PARKING AND GARAGE • EPC:
- C • COUNCIL TAX BAND: D