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40 Airedale Drive, Horsforth, Leeds, LS18 5ED

Guide Price £700,000

Property Images



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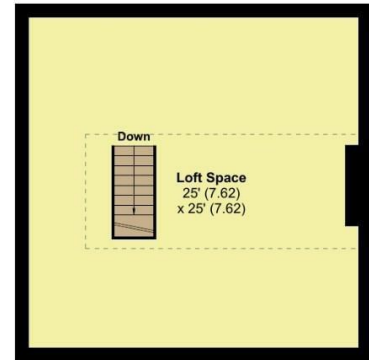
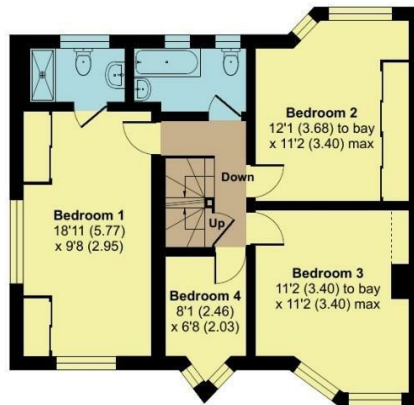
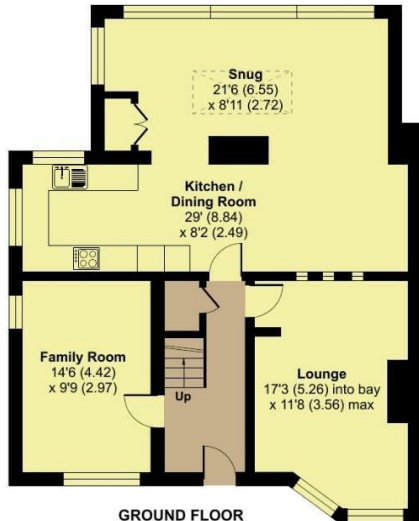
Airedale Drive, Leeds, LS18

Approximate Area = 2103 sq ft / 195.4 sq m

Limited Use Area(s) = 184 sq ft / 17.1 sq m

Total = 2287 sq ft / 212.5 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). © nitchcom 2022. Produced for Hunters Property Group. REF: 1020670

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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 - Semi-Detached Beds: 4 Bathrooms: 2 Reception: 3 Tenure: Freehold

Summary

PERFECTLY LOCATED on the edge of Hall Park, and within walking distance of great school, shops and amenities, this extended four-bedroom semi-detached home is IMMACULATELY PRESENTED. Set on an corner plot with gardens to the front, side and rear, large gates and a block paved drive offer secure off-street parking. This wonderful four-bedroom family home offers a generous 1700 square feet of well-balanced reception and bedroom accommodation with the potential for extension into the attic, subject to planning and building regs.

Some of this home's key features:

- Four bedrooms
- Three large reception rooms
- Large open plan family dining/kitchen/living area
- High specification kitchen
- Light and Spacious throughout
- Gardens front, side and rear
- South facing decked area for entertaining

This substantial home has been much loved and cared for by the current owner. In their tenure they have maintained, extended and updated the property to create a fantastic family home.

Call now to arrange your viewing.

Features

- STUNNING 4 BEDROOM HOME • LARGE DOUBLE STOREY EXTENSIONS • IMMACULATLY APPOINTED • HIGH SPEC FINISH • OPEN PLAN LIVING/DINING/KITCHEN • 2 FAMILY RECEPTION ROOMS • FAMILY BATHROOM AND PRINCIPLE ENSUITE • PRIMARY LOCATION, CLOSE TO HALL PARK • COUNCIL TAX: D • EPC: C