

# HUNTERS®

HERE TO GET *you* THERE

**Bridge Wood Close, Horsforth, LS18**

**O.I.R.O £230,000**



# HUNTERS<sup>®</sup>

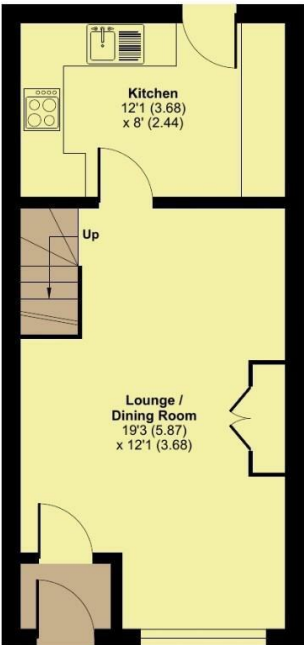
HERE TO GET *you* THERE



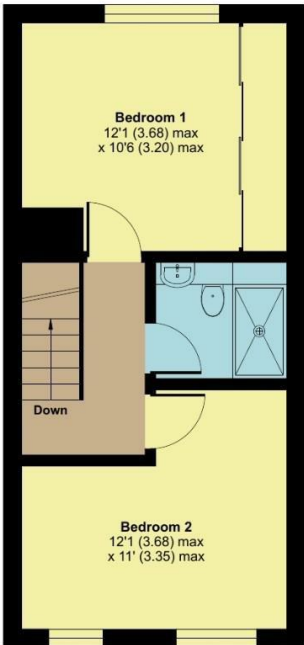
## Bridge Wood Close, Leeds, LS18

Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 31.5 SQ M  
(339 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 31.5 SQ M  
(339 SQ FT)

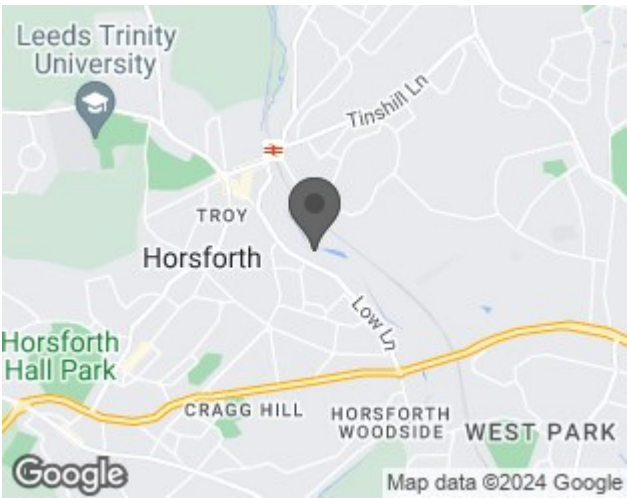


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1079440

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Map



## Summary

Welcome to your dream first-time buyer home! Nestled just off Low Lane, this mid-terrace property is a true gem, offering a perfect blend of convenience and comfort. Located with easy access to Horsforth train station, commuting becomes a breeze, putting major transport links right at your doorstep.

Step inside, and you'll discover a stunning interior that requires no work at all. The modern kitchen and bathroom add a touch of luxury, complementing the two double bedrooms and spacious living room/diner. The layout is both practical and inviting, creating a warm and welcoming atmosphere for you to call home.

But the appeal doesn't stop there – a neat and enclosed rear garden provides a private outdoor retreat, while the open front garden with a path leading to the front entrance adding to the property's kerb appeal. For added convenience, a garage, located in a block just behind the terrace, offers additional storage space.

Beyond the doorstep, enjoy the ease of life with Horsforth's excellent schools, numerous eateries, cafes, bars, and shops, all within reach. And for those who appreciate the outdoors, delightful woodland walks are just a stone's throw away.

This charming and low-maintenance home is not just a house; it's a lifestyle. With its ideal location and impeccable features, it won't be on the market for long. Don't miss out – book your viewing now before this opportunity slips away!