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18 Albert Place, Horsforth, Leeds, Yorkshire, LS18 5AE

Guide Price £375,000

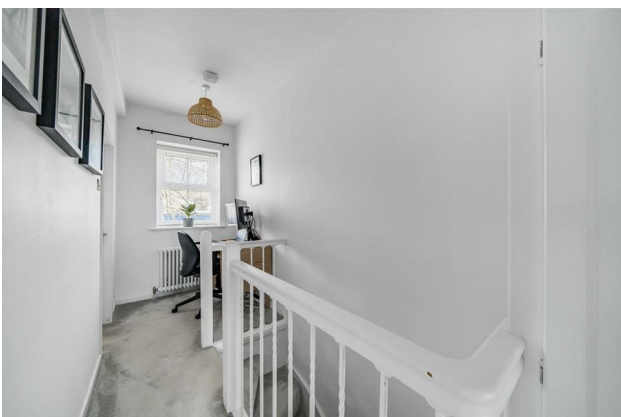
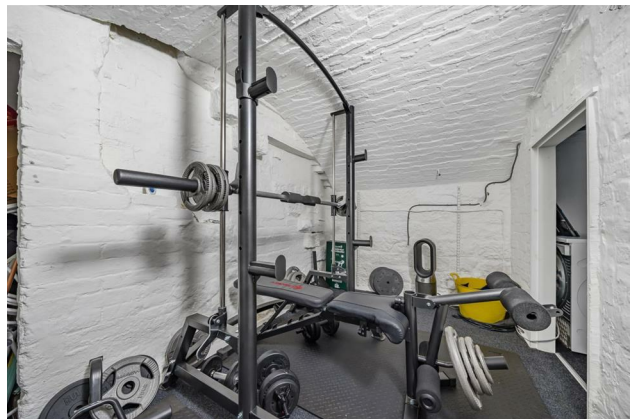
Property Images



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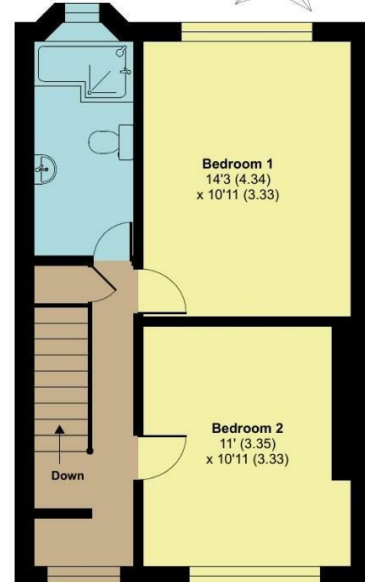
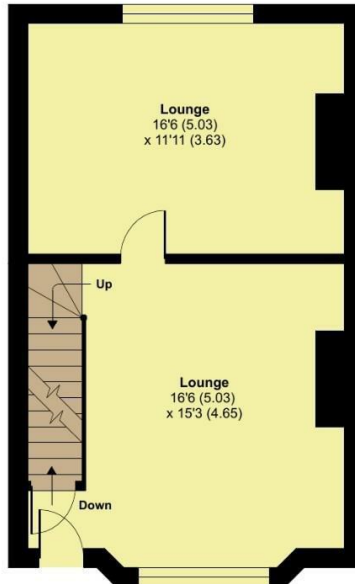
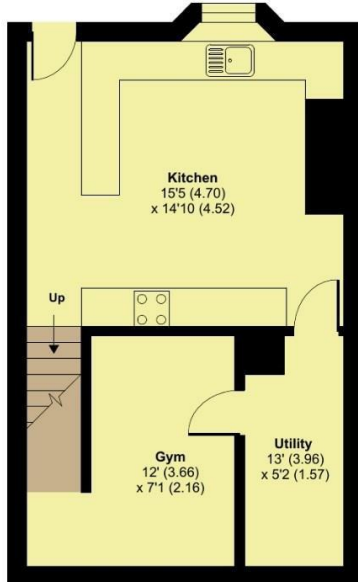
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Albert Place, Horsforth, Leeds, LS18

Approximate Area = 1369 sq ft / 127.1 sq m

For identification only - Not to scale

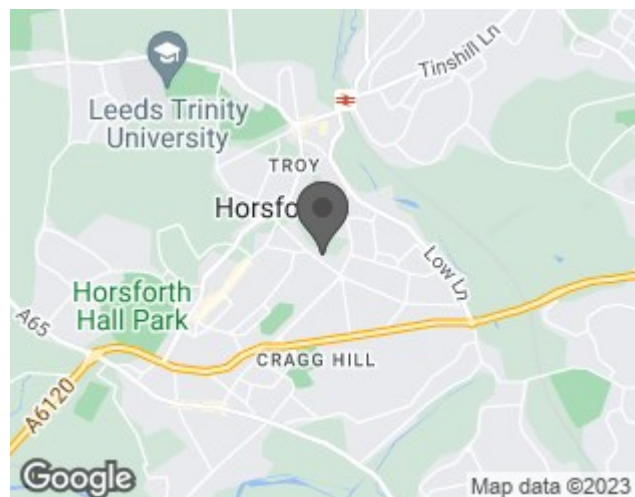


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Hunters Property Group. REF: 951643

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	81
(81-91) B		
(69-80) C		
(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 - Mid Terrace Beds: 2 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

Albert Place is the perfect central home. Stylish, tasteful with lots character and charm, this mid-terrace stone property is deceptively large with a well planned mix of reception, entertaining and sleeping accommodation, all immaculately appointed. A short walk to Town Street, Woodlawn Coffee and Il Forno Pizza restaurant. Horsforth train station is minutes away, as well as easy commuting to Leeds City Centre via the Ring Road.

Enter into the dining/hallway and you are met with an open plan space featuring the original stone fireplace, perfect for hosting. The large living room is the ideal place to relax and unwind. Another inset stone fireplace ceiling beams and well presented decor, makes this space feel cosy and charming. The picture window provides lots of light and pleasant views of the garden.

To the first floor are two large double bedrooms. The master bedroom is light and airy with column radiator, mullioned window and lots of space. The second double is equally as light and decorated in a bright neutral style. The landing currently doubles as work-from-home/study space. The house bathroom is modern and spacious featuring large format tiles, a three piece white suite including over bath shower and large vanity sink.

The enclosed garden is established with a well-maintained lawn, patio area and delightful borders. There are two patios, ideal for capturing the sun at various times of the day. The stone patio offers the perfect place to sit and take coffee (or your drink of choice). The property benefits from a shed, ideal for additional storage.
Parking is on-street.

The house has potential for extension subject to relevant permissions, as the current owner has drawn plans for an attic conversion to create a third bedroom/en-suite bathroom.

Viewing is highly recommend to truly appreciate this stunning home. Call us now.

Features

- CHARMING AND TASTEFUL • CHARACTER STONE MID TERRACE • CENTRAL LOCATION • TWO LARGE DOUBLE BEDROOMS • ATTRACTIVE HOUSE BATHROOM • LARGE LIGHT KITCHEN • FEATURE STONE FIREPLACES • ATTRACTIVE ESTABLISHED GARDEN • COUNCIL TAX: C • EPC: D