

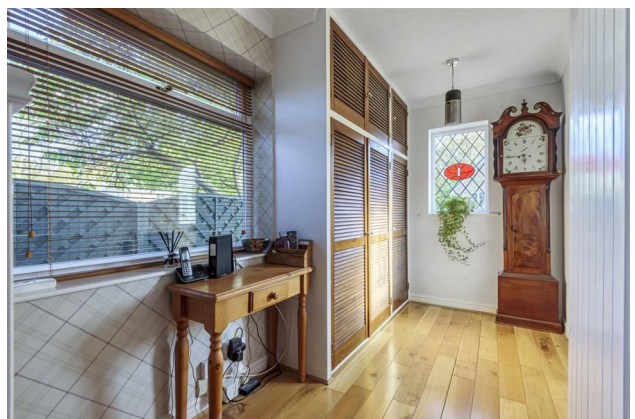
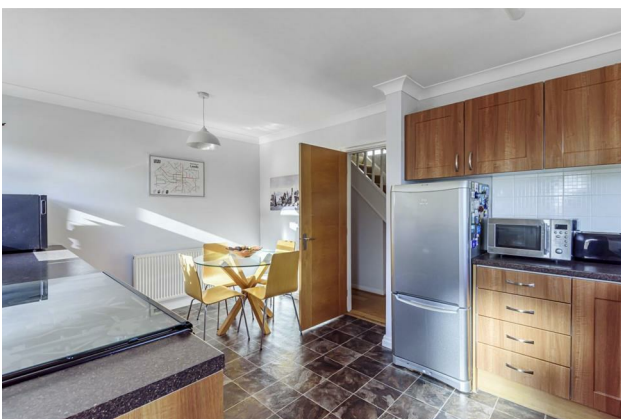
HUNTERS®

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1 Argyll Close, Horsforth, Leeds, Yorkshire, LS18 5SP

Offers Over £500,000

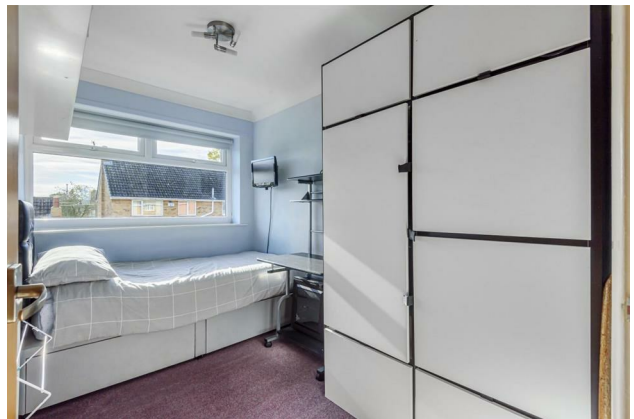
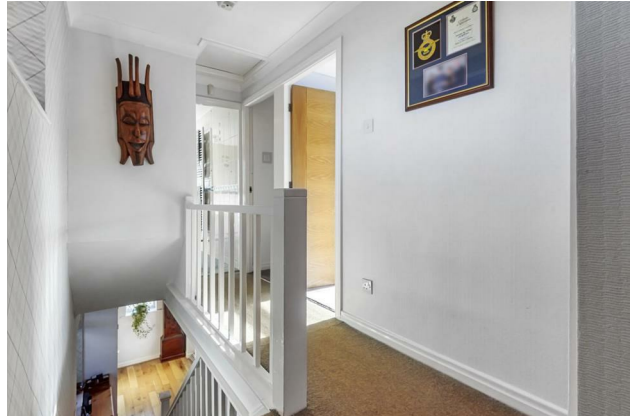
Property Images



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Floorplan

Argyll Close, Horsforth, Leeds, LS18

Approximate Area = 1289 sq ft / 119.7 sq m

Garage = 141 sq ft / 13.1 sq m

Outbuilding = 157 sq ft / 14.6 sq m

Total = 1587 sq ft / 142.4 sq m

For identification only - Not to scale



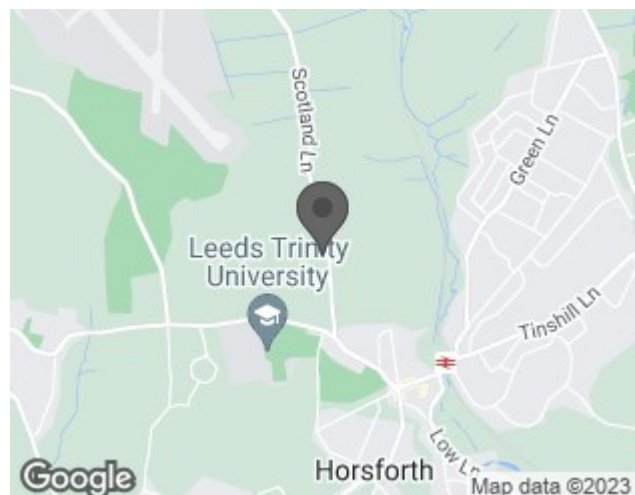
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Hunters Property Group. REF: 915230

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 - Detached Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Argyll Close is a fantastic location to raise a family. This spacious 1250sq ft, four bedroom family detached home is situated in this pleasant cul-de-sac in a very sought after area of Horsforth. Laying within catchment for some of the top performing and reputable primary and secondary schools with Horsforth you are also just minutes from the amenities of Town Street and New Road side, including a fantastic choice of bars, eateries and shops. The location offers great access to the Leeds' Ring Road, and the A65, as well as being close to Horsforth train station and Leeds/ Bradford International Airport and with easy access out to Harrogate, Bradford and York.

Some of the key features of this fantastic family home include:

- Large practical sociable kitchen
- Exceptionally spacious living room, ideal for family gatherings
- Large West Facing Garden
- Spacious entrance hall
- Separate W.C. and utility room (ideal for a family)
- Double bedrooms
- Detached secure garage with power
- Converted family room/office/social space as part of the detached garage
- Large Driveway with off-street parking

The property has been well maintained and cared for with a new boiler installed in 2015 and having had electrical updated made in 2007 and 2010. For many years the vendor has enjoyed raising their family in this home and fantastic location.

Viewing is highly recommend to appreciate the space on offer.

Features

• FOUR BEDROOM FAMILY HOME • DETACHED • LIGHT AND BRIGHT • SEPARATE GARAGE AND FAMILY ROOM • CUL-DE-SAC LOCATION • GREAT GARDEN • GREAT SCHOOL CATCHMENT • EPC: D • COUNCIL TAX: E