

# HUNTERS®

HERE TO GET *you* THERE



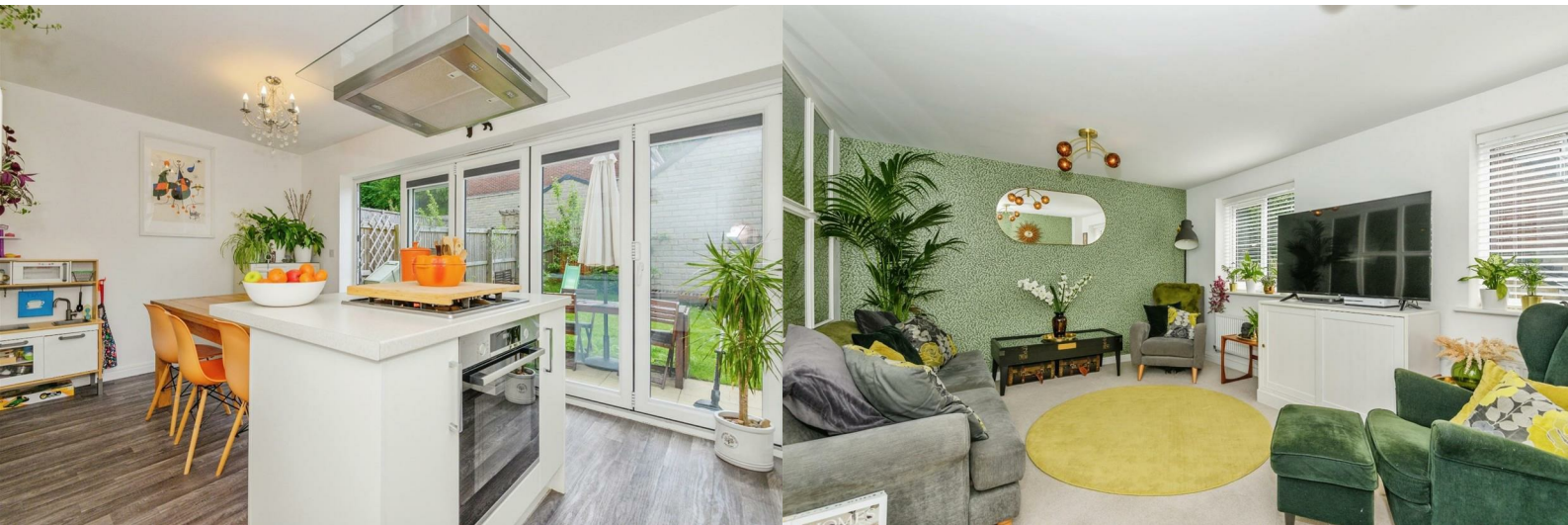
## Horsforde View

Bramley/Horforth Border, Leeds, LS13 1FE

£359,995



Council Tax: D





# 11 Horsforde View

Bramley/Horsforth Border, Leeds, LS13 1FE

£359,995



- Immaculate semi-detached property
- Three spacious double bedrooms
- En-suite facilities in two bedrooms
- Modern kitchen/diner with high gloss units
- Bi-fold doors to enclosed rear garden
- Integral garage with household storage
- Ground floor Downstairs WC
- Tranquil location near green spaces
- Close to Horsforth and Rodley nature reserve
- Perfect for families/couples

Immaculate modern style semi-detached property with three spacious double bedrooms, two with en-suite facilities, modern kitchen/diner, integral garage, and enclosed rear garden, ideal for families and couples seeking a tranquil lifestyle in a prime location.

Presenting this immaculate semi-detached property, located in a peaceful area with proximity to green spaces, walking and cycling routes, access to canal walks, and just a doorstep away from Horsforth and Rodley nature reserve. The property is spread over three floors and boasts **THREE** spacious double bedrooms, each one filled with natural light, creating a warm and welcoming atmosphere.

Bedroom one and two come with en-suite facilities, and bedroom one, on the first floor, includes built-in wardrobes for all your storage needs. Bedroom three is also a spacious double size. The property also benefits from a house **BATHROOM**, on the first floor, equipped with a white suite, LED lighting, and shower taps.

The bright and airy **KITCHEN/DINER** is a modern delight with high gloss units and drawers, a kitchen island with oven, and hob appliances, not to mention bi-fold doors that lead directly to the enclosed rear garden. The kitchen also provides space for a washer/dishwasher and offers beautiful garden views and access.

There is one spacious **LIVING** room situated on the first floor, with two windows, providing a haven for relaxation. The property also features unique attributes such as an integral **GARAGE** with space for a dryer and general household storage, a **DOWNSTAIRS WC**, accessed from the entrance hall, off-road parking, and an enclosed rear garden with a lawn/decking and a patio, perfect for outdoor activities and alfresco dining.

This property is ideal for families and couples seeking a tranquil lifestyle in a prime location. The unique features combined with the prime location make this property a must-see for families and couples.

Tel: 0113 257 6198

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN/DINER

17'0" x 11'11" (5.19 x 3.64)

LIVING ROOM

16'10" x 11'11" (5.15 x 3.64)

BEDROOM ONE

11'6" x 11'5" (3.53 x 3.50)

EN-SUITE

HOUSE BATHROOM

9'3" x 5'2" (2.82 x 1.58)

BEDROOM TWO

13'6" x 11'5" (4.14 x 3.50)

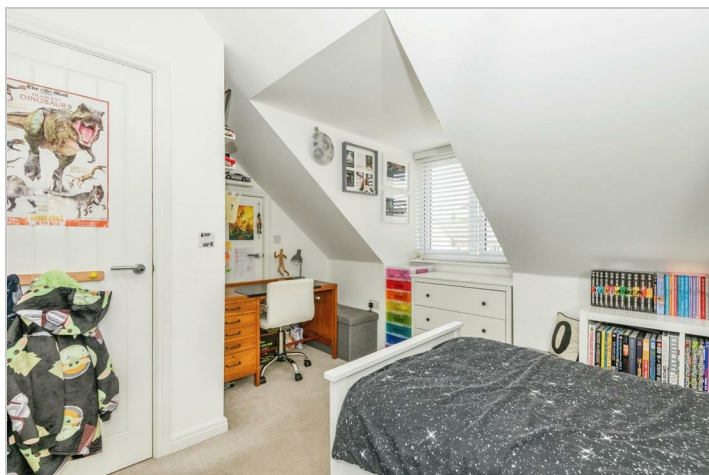
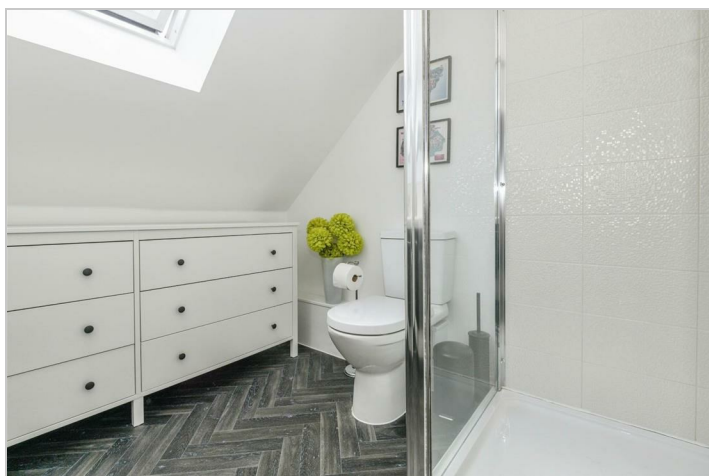
EN-SUITE

BEDROOM THREE

13'3" x 9'3" (4.04 x 2.84)

INTEGRAL GARAGE

17'0" x 9'2" (5.19 x 2.80)



Road Map



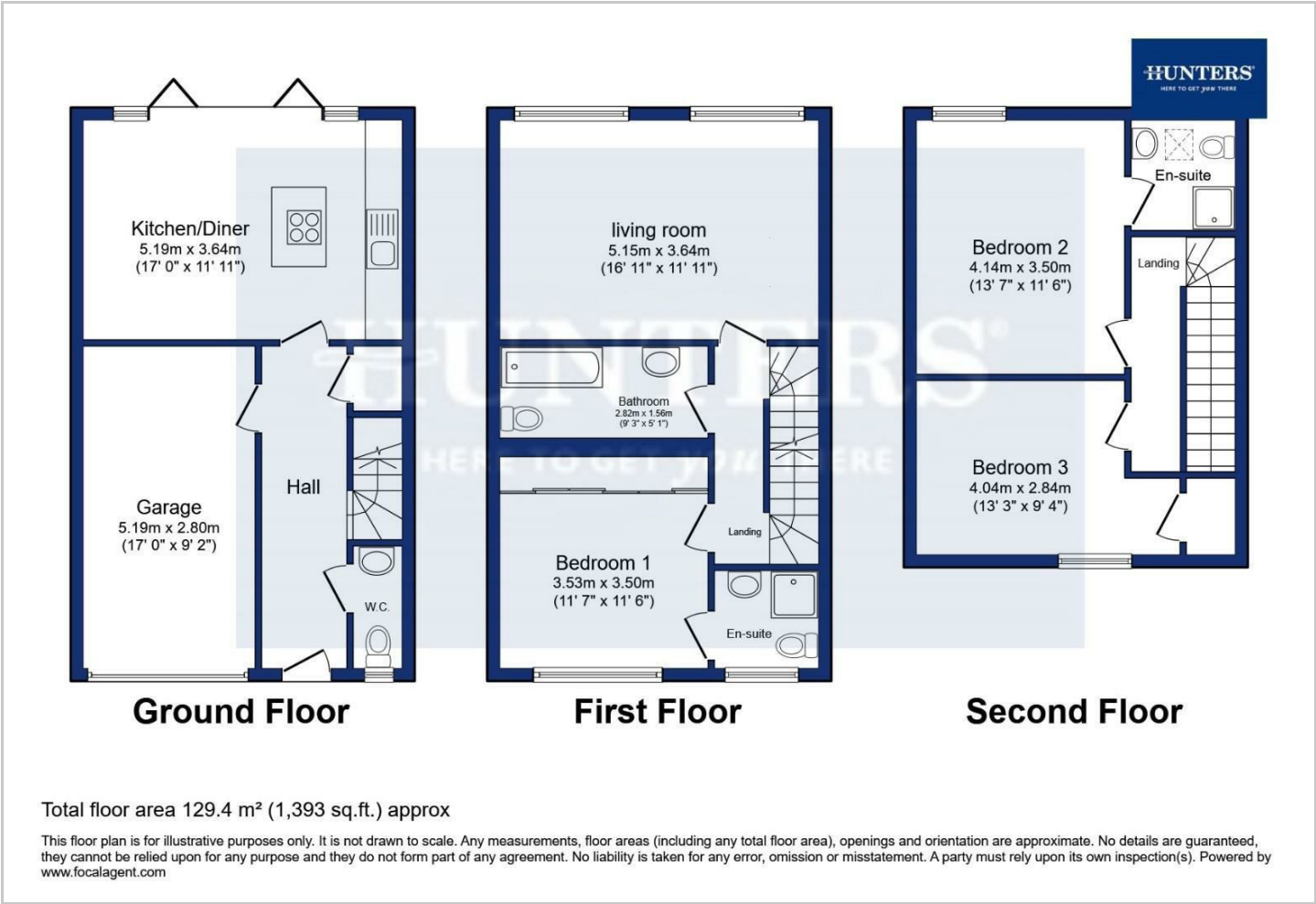
Hybrid Map



Terrain Map



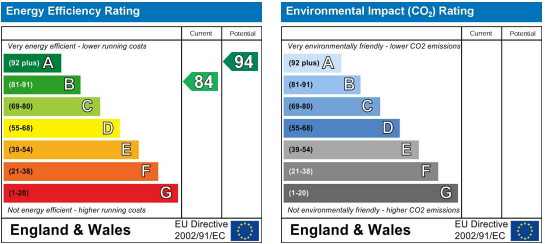
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.