

# HUNTERS®

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## Stanhope Close Horsforth, LS18 5TD

Offers In The Region Of £350,000



Council Tax: D





# 5 Stanhope Close

Horsforth, LS18 5TD

## Offers In The Region Of £350,000



- Detached Bungalow
- Prime cul de sac position
- Long Drive and detached Garage
- Delightful large cottage garden
- Two bedrooms
- Rear Extension Sitting/Garden room
- Two reception rooms
- 500 metres to shops and transport links
- No Chain Involved
- Potential to modernise and add value

This Modern style DETACHED BUNGALOW is offered for sale with NO CHAIN INVOLVED in a prime quiet cul de sac position, within 500 metres of local shops, amenities and transport links on Station Road. The property will now benefit from some modernising and offers the chance to model to personal specification. Currently offers two bedrooms and has the benefit of a rear sitting room/conservatory EXTENSION overlooking a delightful generous sized cottage style garden.

The living accommodation includes combination GAS FIRED central heating and white PVC type DOUBLE GLAZING and comprises: Front entrance vestibule with a door leading into a spacious LIVING ROOM, which is a generous size with lovely views to the front garden, a door connects to the KITCHEN, which has a good range of fitted storage units plus integrated oven/hob and with fridge/freezer and washing machine. An inner hallway connects to the dining room, bedrooms and bathroom and has loft access, which provides excellent storage space in the roof.

The MAIN BEDROOM is a double size with fitted furniture, the second bedroom is a single room/home office. The BATHROOM has a large step in shower cubicle, vanity style wash basin and toilet. From the inner corridor a door leads through to the rear DINING ROOM, with laminated wood flooring and a further door leads to the delightful SUN ROOM/CONSERVATORY, which has a perfect garden vista and is heated with an insulated roof, sliding doors provide access to the covered decking, which is perfect for alfresco dining.

Outside the bungalow is a long gated block paved DRIVEWAY with external lighting, providing parking for several cars, which leads to the detached GARAGE.

The manageable front garden is laid to lawn and is open/shared with number 4, the rear garden is a gardeners delight with access from the side of the bungalow, which is gated. The rear garden is well stocked with lawn and a variety of planted shrubs and perennials, enclosed by mature hedging and fencing. The GARAGE has a power supply.

The location of the bungalow is both quiet and convenient with easy to access within 500 metres of local shops/cafes/pubs/takeaways and restaurants. There are regular bus services to Leeds and the Horsforth railway station to access the City and Harrogate line, is only 800 metres from the address. The King George sports playing fields and the cricket club are also close by, perfect for dog walking and enjoying the local sports scene. The vibrant Horsforth Town Street is also within 800 metres, which has a wider selection of shops and amenities.

Tel: 0113 257 6198

## KITCHEN

16'5" x 8'4" (5.02 x 2.56)

## LIVING ROOM

14'9" x 10'5" (4.50 x 3.18)

## DINING ROOM

10'3" x 8'5" (3.13 x 2.58)

## BEDROOM ONE

15'0" x 8'11" (4.58 x 2.72)

## BEDROOM TWO

8'11" x 7'4" (2.72 x 2.26)

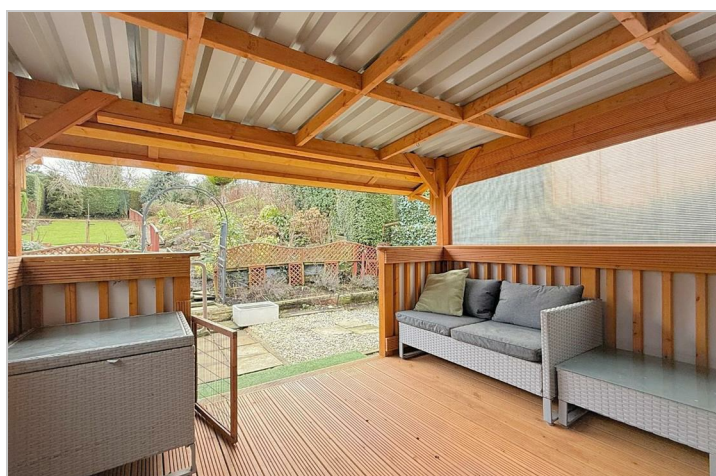
## BATHROOM

7'1" x 5'4" (2.16 x 1.65)

## GARDEN/SUN ROOM

14'5" x 8'9" (4.40 x 2.68)

## DRIVE/GARAGE



Road Map



Hybrid Map



Terrain Map



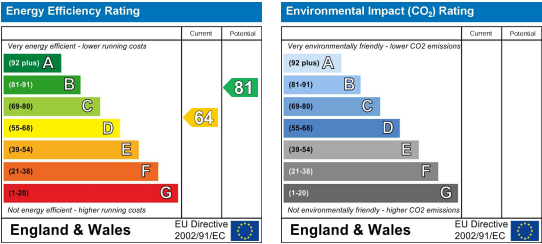
Floor Plan



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.