Grove Road, Horsforth, LS18 4BP

- CHAIN FREE
- Welcoming entrance hall with useful cloak cupboard storage
- Open-plan dining room, ideal for family meals and entertaining
- OFF STREET PARKING
- COUNCIL TAX: B
- Three-bedroom semi-detached family home in the heart of Horsforth
- Bright dual-aspect living room
- Open views over playing fields to the front
- EPC: D

HUNTERS®
HERE TO GET *you* THERE

Guide Price £280,000

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DESCRIPTION

Hunters are delighted to offer for sale this well-proportioned three-bedroom semi-detached family home, ideally situated in the heart of Horsforth. Enjoying open views over the playing fields to the front, the property is ideally positioned close to the wide range of amenities available along Town Street, including shops, cafés, restaurants and everyday conveniences. The property is also well placed for access to a number of well-regarded local schools, making it an appealing choice for families.

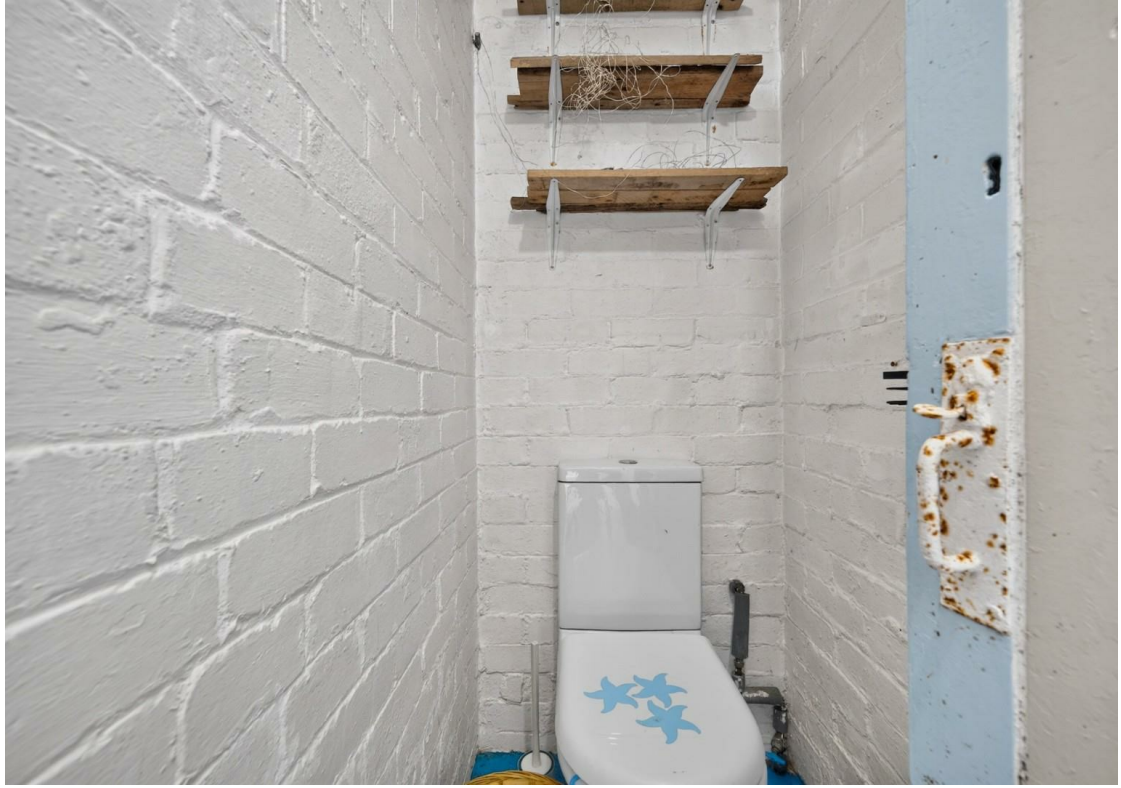
The accommodation is spacious and well proportioned throughout, with a welcoming entrance hall providing useful storage within the cloak cupboard. The dual-aspect living room offers a bright and comfortable reception space, while the open-plan dining room provides an excellent area for family meals and entertaining.

The fitted kitchen benefits from useful storage in the form of a pantry cupboard and provides access to the attached outhouse, which offers additional storage space together with the convenience of a downstairs WC.

To the first floor, there are two well-proportioned double bedrooms and a further single bedroom, all of which benefit from built-in cupboard storage. The family bathroom is fitted with a three-piece suite and includes a shower over the bath.

Externally, the property benefits from a large paved driveway providing off-road parking for approximately three to four vehicles, depending on size. To the rear is a south-facing, low-maintenance garden, providing a pleasant outdoor space to relax and enjoy throughout the day.

Offering generous and versatile accommodation together with excellent off-road parking, a south-facing garden and a highly convenient Horsforth location, this property presents an excellent opportunity for those looking to create a comfortable family home in a popular and well-connected area. An early viewing is highly recommended to fully appreciate the space and position this property has to offer.



Grove Road, Horsforth, Leeds, LS18

Approximate Area = 1021 sq ft / 95 sq m
Outbuilding = 40 sq ft / 4 sq m
Total = 1061 sq ft / 99 sq m
For identification only - Not to scale

GROUND FLOOR
APPROX FLOOR
AREA 52 SQ M
(558 SQ FT)

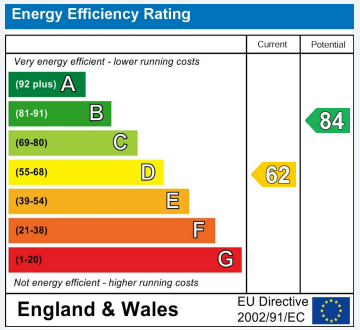
FIRST FLOOR
APPROX FLOOR
AREA 43 SQ M
(463 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Hunters Property Group. REF: 925009

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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