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VICTORIA CLOSE, HORSFORTH, LEEDS, LS18 4PS

A superb extended semi detached family home in a highly sought after and regarded Horsforth location. Offering fantastic living space that briefly comprises: hallway, lounge, open plan kitchen/diner, utility, cloakroom, landing, 3 bedrooms, gardens driveway and garage. Must be viewed.

Guide Price £350,000

This extended and well presented semi detached home is located in the popular district of Horsforth. Offering easy access to local shops and services of nearby New Road Side the property is also close to local bus routes, ring roads and two train stations for easy access into the city centre and beyond. Lying within the school catchment area of locally respected schools, with Leeds & Bradford airport is also a few miles away.

Located in a cul-de-sac in the sought after "Victorias" the property offers well proportioned accommodation that briefly comprises: entrance porch, hallway, lounge with feature brick exposed chimney breast, superb open plan kitchen diner, utility, cloakroom, landing, 3 first floor bedrooms and family bathroom. Externally the property has a good sized enclosed rear garden with a large front garden and driveway leading to integral garage.

Having double glazing and gas central heating the property makes an excellent family home in one of north Leeds most desirable locations.

GROUND FLOOR

ENTRANCE PORCH

Courtesy light, tiled flooring and access to front entrance.

ENTRANCE HALL

Entrance door, smart security alarm with mobile phone control, staircase leading to first floor with understairs cupboard and central heating radiator.

LOUNGE 14'6" x 11'2" (4.42 x 3.40)

Double glazed window to front, feature brick exposed chimney breast and central heating radiator.

OPEN PLAN KITCHEN/DINER 17'4" x 16'10" (5.28 x 5.13)

KITCHEN AREA

Modern fitted wall and base units with wood effect work surfaces over, one and half bowl sink unit, double oven with five ring gas hob and extractor hood over, integrated dishwasher, integrated fridge freezer, recessed spotlights, tiled walls, double glazed window to rear, door leading to utility/WC cloakroom and deep cupboard housing combination boiler and space and plumbing for automatic washing machine.

DINING AREA

Double glazed window to rear, double glazed French door to rear and central heating radiator.

UTILITY 13'3" x 6'7" (4.04 x 2.01)

Fitted wall and base units with work surfaces over, sink unit, vent for tumble dryer, Velux window, door leading to WC/cloakroom, double glazed door to rear, door leading to garage and heated towel rail.

CLOAKROOM

Low level WC, heated towel rail and hand wash basin.

FIRST FLOOR

LANDING

Doors leading to first floor rooms, double glazed window to side and fitted cupboard with shelving. Access to boarded loft space with double glazed Velux window and offering a useful storage space. The attic could be converted to a further bedroom subject to the necessary planning approval.

BEDROOM ONE 14'5" x 11'5" (4.39 x 3.48)

An excellent size bedroom with double glazed window to front and central heating radiator.

BEDROOM TWO 12'4" x 9'7" (3.76 x 2.92)

A good size double bedroom with double glazed window to rear, fitted wardrobes, fitted cupboard and central heating radiator.

BEDROOM THREE 9'0" x 6'3" (2.74 x 1.91)

Double glazed window to front and central heating radiator.

BATHROOM/WC

White three piece suite comprising panelled bath with shower over, hand wash basin with vanity unit, low level WC, tiled walls, heated towel rail and double glazed window to rear.

OUTSIDE

FRONT GARDEN

Large block paved driveway providing parking for two cars and leading to garage with pathway and planted borders.

REAR GARDEN

Laid mainly to lawn with paved area, flower, tree and shrub borders, fenced boundaries and pedestrian gate leading to rear service lane.

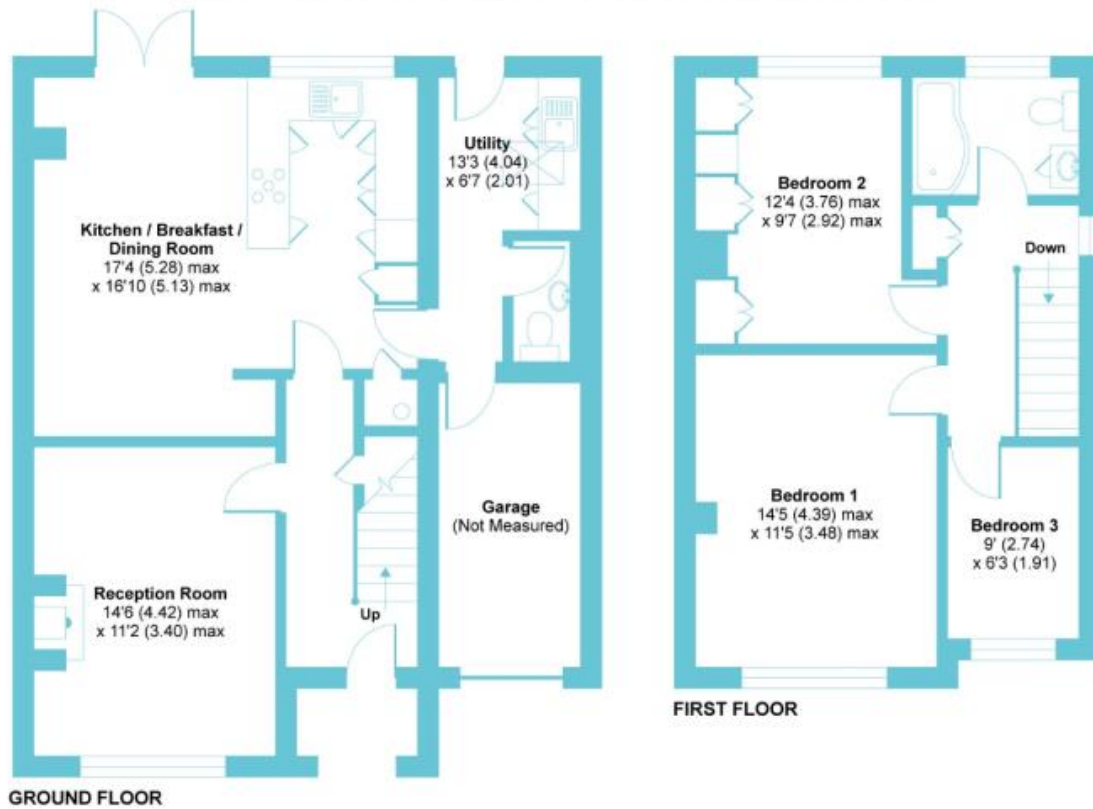
GARAGE

Integral garage with up and over door, lighting and power supply.



Victoria Close, Horsforth, Leeds, LS18

APPROX. GROSS INTERNAL FLOOR AREA 1136 SQ FT 105.5 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
	73	70	80
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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