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SIMPSON**



## **WOODVIEW CLOSE, HORSFORTH, LS18 5TA**

Boasting an enviable end terrace position with generous gardens is this impressive two bedroom property situated less than half a mile from Horsforth Railway Station. Offered to the market with no onward chain, double glazing, garage and parking, this property is ideal for first time buyers.

**Guide Price £170,000**

This property is situated in a highly convenient location close to Horsforth's popular amenities and transport links however tucked away in a popular residential area. The main door opens into an entrance vestibule with storage and provides access to a modern breakfast kitchen with door to the front of the home and a spacious sitting room with stairs to the first floor. The landing provides access to the two double bedrooms and family bathroom. The attic and external walls are fully insulated. Externally the property enjoys a generous plot being the end of the terrace, an addition parking space and single garage is also included. This property is offered to the market with no onward chain, double glazing and is an excellent purchase for first time buyers.

#### **ENTRANCE HALL**

Wooden entrance door, understairs cupboard, doors to kitchen and lounge.

#### **SITTING ROOM 11'8" X 17'2" (3.56m x 5.22m)**

Double glazed window to rear, radiator, staircase to first floor.

#### **BREAKFAST KITCHEN 11'8" x 8'0" (3.56m x 2.44m)**

Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven and gas hob, extractor hood, space for fridge freezer, space for washing machine, tiled walls, radiator, two double glazed windows to front, uPVC double glazed door to rear.

#### **FIRST FLOOR LANDING**

Double glazed window to side, access to roof space.

#### **BEDROOM ONE 11'7" x 9'1" (3.52m x 2.78m)**

Double glazed window to rear, fitted wardrobes, radiator.

#### **BEDROOM TWO 11'7" x 8'0" (3.52m x 2.44m)**

Double glazed window to front, radiator.

#### **BATHROOM**

White three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, tiled walls, extractor fan, towel radiator, deep storage cupboard.

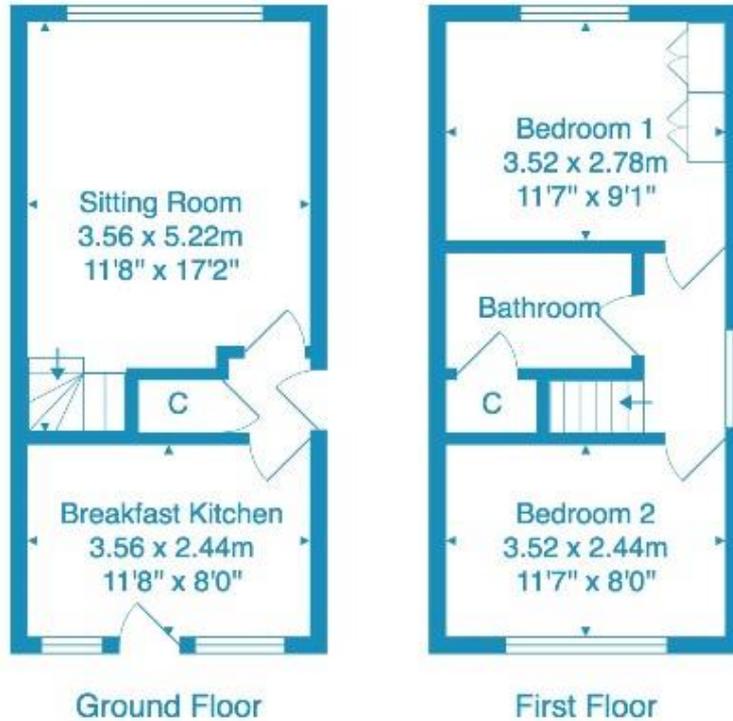
#### **FRONT/SIDE/REAR GARDEN**

Garden wraps around three sides of the property which is laid mainly to lawn, shrub borders, hedged boundaries, fenced boundaries.

#### **GARAGE**

Separate block, up and over door, additional car parking space to side for two cars.





**Total Area: 55.4 m<sup>2</sup> ... 596 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
		68	75			64	73

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**AGENTS NOTES:**

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