

10 Victoria Drive Horsforth



Three Bedroom Semi Detached Price: £385,000

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10 Victoria Drive Horsforth, LS18 4PW

*** A PROPERTY NOT TO BE MISSED *
* FAMILY SIZED EXTENDED SEMI *
VIRTUAL TOUR AVAILABLE ** DG
& CH ** LOG BURNING STOVE **
TWO BATHROOMS ** WELL
PRESENTED ** INTERNAL VIEWING
ADVISED ***

An ideal purchase for a variety of buyers and a property not to be missed. Situated amidst similar style property in a popular and established residential area of Horsforth and conveniently situated for access to local amenities, well regarded primary and high schools, Leeds City Centre, and Kirkstall Forge Railway Station

Briefly throughout the property comprises of an ENTRANCE PORCH which leads into a large HALLWAY with stairs rising to the first floor, a large LIVING ROOM with a fireplace and LOG BURNING STOVE, a good sized OPEN PLAN DINING KITCHEN / FAMILY AREA with an ample range of fitted cabinets, space for a dining table and chairs and doors opening onto the rear garden / patio, a GROUND FLOOR BATHROOM / WC and a STUDY / HOME OFFICE. To the first floor there are TWO DOUBLE BEDROOMS, a further SINGLE BEDROOM, and a SHOWER ROOM / WC. A LOFT ROOM accessed via a pull down loft ladder provides further space

Externally the front garden has been block paved to provide useful OFF STREET PARKING. The rear garden is enclosed, has a large block paved patio / seating area and a good sized lawn.

It is difficult to do justice to this superb family home by description and

The Property Benefits From:

Extended Semi Detached, Spacious Accommodation Throughout, DG & CH, Gardens, Off Street Parking

The Property Comprises of:

Porch, Hallway, Living Room, Fitted Dining Kitchen, Study / Office, Ground Floor Bathroom / WC, Two Double Bedrooms, Single Bedroom, Loft Room, Shower Room / WC

ACCOMMODATION

(All measurements are approximate)

GROUND FLOOR:

Entrance Porch:

A glazed front entrance porch with a tiled floor; a useful area for coats and shoes

Hallway:

A good sized hallway: Access via a part glazed front entrance door, stairs rising to the first floor, central heating radiator, ample space for a sitting area



Living Room:

A spacious living room (originally two rooms), double glazed window to the front elevation, a fireplace with a tiled hearth and brick back, a log burning stove, television point, central heating radiators, ceiling coving, glazed internal doors through to the dining kitchen / family area



Fitted Dining Kitchen:

Double glazed window to the rear elevation, double glazed French doors opening onto the rear garden, a range of fitted wall, drawer & base units, glazed display units, wine rack, work surfaces, electric oven / grill, electric hob with an extractor above, space for a fridge / freezer, plumbing for a dishwasher and automatic washing machine, space for a tumble dryer, an inset 1 ¼ bowl sink and



Office / Study:

Double glazed Velux window, central heating radiator



Family Bathroom / WC:

Double glazed window to the front elevation, a white suite comprising of a bath with central taps, a wash basin and WC set into a vanity unit with storage, inset ceiling lights, underfloor heating, a ladder style central heating radiator / towel warmer



FIRST FLOOR:

Landing:

Double glazed window to the side elevation, access to the first floor accommodation, access to a loft room via a pull down loft ladder.

Bedroom One:

Double glazed window to the front elevation, central heating radiator



Shower Room / WC:

Double glazed window to the front elevation, a glazed shower cubicle with a plumbed shower, wash basin and WC set into a vanity unit, inset ceiling lights, extractor fan, central heating radiator, shelving



Bedroom Two:

Double glazed window to the rear elevation, central heating radiator



Loft Room:

Two double glazed Velux windows, plastered walls, storage to the eaves



TO THE OUTSIDE:

Gardens:

The front garden is mainly block paved and provides useful off street parking. The rear garden is enclosed by fencing and has a block paved patio / seating area, a lawn

Bedroom Three:

Double glazed window to the rear elevation, central heating radiator

and some planting



Parking:

Block paving to the front of the property provides useful off street parking for several cars

Mortgages:

Reach 4 Mortgage solutions Ltd is based in our offices and can offer a whole of market mortgage advice service to our clients. Whether you're buying for the first time, moving up the property ladder or buying for investment, Reach 4 will give you advice on a competitive range of mortgage and protection plans to suit your specific needs. They will then keep you updated every step of the way and provide an ongoing service as your financial needs change.

Kath Wells Estate Agents introduces Reach 4 Mortgage solutions Ltd for the purpose of arranging and advising on mortgages and protection. Reach 4 Mortgage solutions Ltd is an appointed representative of mortgage advice bureau Ltd which is regulated and authorised by the Financial Conduct Authority.

Viewing:

Strictly by appointment with Kath Wells Estate Agents on 0113 231 1033

Internet:

Properties for sale can be viewed on the "World Wide Web", www.kathwells.com

E-mail: sales@kathwells.com

THINKING OF SELLING?

Should you be thinking of selling your property please contact us as soon as possible to arrange for a free valuation, we may already have a

Reference: 9048 - 14 April 2021

Please note:

The above measurements are approximate and may have been taken using an electronic measure and whilst believed to be fair representation may be subject to mechanical error. We have not carried out a detailed professional survey. Services, fixtures, equipment referred to in the sales details and appliances mentioned, including central heating systems and other gas/electrical fittings have not been tested by ourselves and working order cannot therefore be confirmed, nor can any warranty be given as to their condition. It is your own responsibility to ensure you are fully aware of the condition of the property you are buying before legal commitment, it is always recommended that you arrange your own independent survey, if you fail to do so you should be aware of the risks you are taking. The sales particulars have been compiled from observation and discussion with the vendor of the property, items described in the sales particulars are included in the sale, all other items are specifically excluded and certain items that appear in any photograph

These details have not yet been checked or approved by our vendor and may be subject to change!!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions:

From our Wortley office proceed down Lower Wortley Road to the traffic lights, turn right and continue along the Ring Road to Dawsons Corner, continue to Rodley and then Horsforth Roundabout, turn right onto New Road Side and right onto Victoria Drive where number 10 can be found on the right hand side signified by our

