



Dickinson Street, Horsforth Leeds LS18 5AG

welcome to

Dickinson Street, Horsforth Leeds

Beautifully presented & full of character ideally located in Horsforth. Featuring a cosy lounge with log burner & accommodation arranged over 4 floors. There is a lovely courtyard to the front. The property offers 2 bedrooms plus an occasional room, along with useful lower ground utility room & snug



Dickinson Street

A spacious and well-presented, deceptively large two-bedroom end terrace property, ideally located in Horsforth. Internal viewing is essential to fully appreciate the hidden features this home has to offer.

The accommodation is set over four floors and briefly comprises; a lounge and fitted kitchen/diner to the ground floor, two bedrooms and a modern shower room to the first floor, with the lower ground floor providing additional versatile living space including a 'snug/office' and a useful utility room. There is also a charming occasional room on the second floor.

Externally, the property benefits from an attractive courtyard to the front, enhancing its kerb appeal. Permit parking is available on the street.

Dickinson Street is conveniently positioned close to local amenities on both Station Road and Town Street, offering a wide range of shops, cafes, pubs, and restaurants. The property is also within easy reach of well-regarded local schools and excellent transport links, with Horsforth Train Station approximately 0.3 miles away.

Ground Floor

Lounge

External solid oak door opening into the lounge featuring smart, neutral decor, engineered oak flooring, and a fireplace with wood burner. There is a radiator and a window providing natural light, with stairs leading to both the first floor and the basement.

Kitchen / Diner

A range of attractive wall and base units with granite work surfaces, incorporating a sink and drainer with mixer tap. There is a double electric oven with gas hob, integrated fridge/freezer, useful pantry cupboard, stone tiled flooring, radiator, and a window allowing for natural light. The space also comfortably accommodates a dining table and chairs.

Lower Ground Floor

A great additional space to the property

Snug/Office

Wood effect laminate flooring, ceiling spot lights and radiator

Utility Room

Providing extra storage with butlers sink, plumbing for washing machine and space for tumble dryer.

First Floor

Landing

A lovely bright and spacious landing with useful storage cupboard and open staircase leading to the second floor

Bedroom One

A good sized double bedroom with a range of integrated wardrobes, oak flooring, radiator and window

Bedroom Two

Ideal as a home office or nursery with oak flooring, radiator and window

Shower Room

A contemporary suite comprising; walk in shower with screen, low level wc, modern hand wash basin mounted on vanity unit, Travertine tiles to splash prone areas and flooring and window

Second Floor

Occasional Room

A spacious and well-presented room featuring an open staircase from the landing, a radiator, Velux window, and useful eaves storage.

Outside

To the front of the property is a well-maintained courtyard, ideal for outdoor seating, enclosed by stone walls and a wooden gate.

Permit parking is available on the street.



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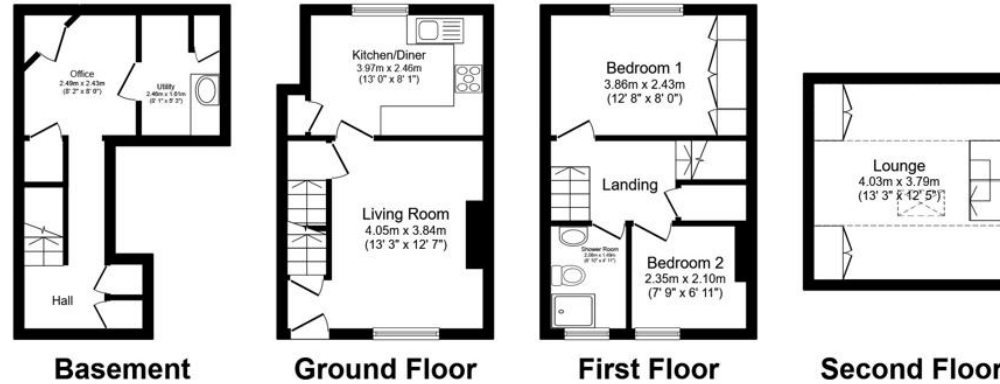
welcome to

Dickinson Street, Horsforth Leeds

- Charming Two Bed Property
- Basement with Utility & Snug
- Occasional Room to the Second Floor
- Modern & Stylish Throughout
- Attractive Courtyard to the Front

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£325,000



Total floor area 83.8 m² (902 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HFT107652 - 0004

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