



Featherbank Grove, Horsforth Leeds LS18 4RD

welcome to

Featherbank Grove, Horsforth Leeds

Internal viewing is a must to appreciate the accommodation on offer with this four bedroom end-terrace home in Horsforth. Close to local amenities, good schools and transport links. Accommodation over three floors and benefiting from a driveway & garage.



Featherbank Grove

A spacious four-bedroom end of terrace property arranged over three floors, offering versatile accommodation throughout. The ground floor comprises; lounge and kitchen/diner, while the first floor provides two bedrooms, a shower room and separate WC. Two further bedrooms occupy the second floor. Externally, the property benefits from a detached garage and a driveway and provides excellent potential for a range of purchasers, including families, first-time buyers and investors. Conveniently situated close to local amenities, schools and transport links, this is a well-proportioned home in a popular residential location.

Ground Floor

Lounge

Door to the front opens into the spacious lounge with fitted gas fire with attractive surround, attractive wooden flooring, radiator and window to the front.

Kitchen / Diner

Fitted with a range of light wood-effect wall and base units, this practical kitchen offers ample worktop space and incorporates an integrated oven, gas hob and extractor hood. A large window allows plenty of natural light to fill the room, creating a bright and welcoming environment for day-to-day living. With space for additional appliances and room for dining, the kitchen provides a functional space that serves as the heart of the home. Door allowing access to the rear of the property.

Storage Cupboard

A useful pantry style storage cupboard housing the wall mounted boiler

First Floor

Landing

A spacious landing with stairs to the second floor

Bedroom One

A good sized double bedroom with useful integrated wardrobe, radiator and window to the front

Bedroom Four

A good sized bedroom with radiator and window to the rear

Shower Room

The shower room is fitted with a three-piece suite comprising a walk-in shower enclosure, wall-mounted wash hand basin and chrome heated towel rail. Finished with tiled walls and flooring,

Seperate Wc

The separate WC is fitted with a contemporary low-level toilet and wall-mounted wash hand basin. Finished with decorative wall coverings and contrasting flooring. A window to the rear elevation allows for natural light and ventilation.

Second Floor

Bedroom Two

A good sized double bedroom with ample space for free standing furniture, ceiling spot lights, radiator and large window to the front

Bedroom Three

Another good sized bedroom to the second floor with radiator and window, with useful eaves storage and scope for cosmetic updating, this is a flexible addition to the accommodation that can be tailored to suit a purchaser's individual needs.

Outside

To the rear, the property benefits from a low-maintenance paved garden providing space for outdoor seating and entertaining. Enclosed by brick boundary walls. A detached garage is accessed directly from the garden, providing valuable storage or off-street parking potential, while gated access adds further practicality and convenience. There is also a driveway providing off street parking.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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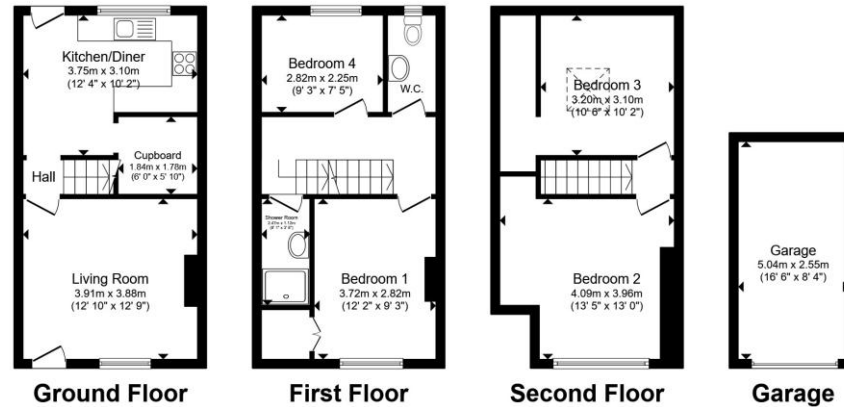


welcome to

Featherbank Grove, Horsforth Leeds

- Four Bedroom End-terrace
- Accommodation over Three Floors
- Driveway & Garage
- Popular Horsforth Location
- Ideal for a number of buyers

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



£270,000

Total floor area 108.3 m² (1,166 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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