



Melrose Grove, Horsforth Leeds LS18 4DB

welcome to

Melrose Grove, Horsforth Leeds

A beautifully presented two-bedroom end-terrace home occupying a generous corner plot, offering stylish and modern accommodation throughout, with excellent potential to extend subject to the necessary consents. Ideal for first-time buyers, professionals, and downsizers alike.



Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with a bright and neutral finish creating an excellent first impression.

Lounge

A spacious and beautifully presented reception room featuring a large front-facing window that floods the room with natural light. Offering ample space for seating and entertainment furniture, this room provides a comfortable setting for everyday living.

Open-Plan Kitchen/Diner

A stylish and contemporary kitchen fitted with a range of modern wall and base units, complementary work surfaces, integrated cooking facilities, and space for appliances. The dining area provides ample room for family dining and entertaining, while French doors offer direct access to the rear garden.

Bedroom One

A generous double bedroom featuring fitted wardrobes and a bright dual-aspect feel. The room provides excellent space for bedroom furniture while maintaining a calm and relaxing atmosphere.

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Bedroom Two

A well-proportioned double bedroom presented in neutral décor, offering flexibility for family members, guests, or additional workspace if required.

Bathroom

A modern bathroom fitted with a contemporary white suite comprising a bath with shower over, wash hand basin with vanity storage, and low-level WC, complemented by stylish wall finishes.

Exterior

The property enjoys an attractive corner plot position with well-maintained front gardens, mature shrubs, lawned areas, and stepped access to the entrance. The brick-built façade and landscaped frontage create excellent kerb appeal.

The enclosed rear garden provides a private outdoor space predominantly laid to lawn with fenced boundaries and patio areas ideal for outdoor seating and entertaining. The garden offers a secure environment for children and pets while remaining easy to maintain.

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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Melrose Grove, Horsforth Leeds

- Modern open-plan kitchen/diner.
- Ideal for first-time buyers, professionals, or downsizers.
- Two double bedrooms.
- Beautifully presented throughout
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Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107744 - 0005

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william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)