



Sussex Avenue, Horsforth Leeds LS18 5NP

welcome to

Sussex Avenue, Horsforth Leeds

A beautifully presented three-bedroom terraced home offering stylish and spacious accommodation throughout. Featuring a bright living room, modern kitchen/diner, contemporary bathroom, private rear garden and a block-paved driveway, this property is ideal for families, first-time buyers or investors



Entrance Hall

A welcoming entrance hall providing access to the living room and staircase to the first floor.

Living Room

A bright and spacious reception room featuring a large front-facing window, neutral décor and ample space for lounge furnishings, creating a comfortable area for relaxing and entertaining.

Kitchen/Diner

A stylish fitted kitchen with a range of modern wall and base units, complementary work surfaces and space for appliances. The dining area offers room for a family table, with natural light and views over the rear garden.

Bedroom One

A generous double bedroom with plenty of space for wardrobes and additional bedroom furniture, finished in a bright and modern style.

Bedroom Two

A well-proportioned second bedroom, ideal as a double bedroom, guest room or children's bedroom.

Bedroom Three

A versatile third bedroom suitable for use as a child's bedroom, nursery, dressing room or home office.

Bathroom

A contemporary bathroom fitted with a bath and shower over, wash hand basin and WC, complemented by modern wall tiling and fixtures.

Rear Garden

A private enclosed garden featuring a lawn and seating area, providing an excellent outdoor space for entertaining, gardening or relaxing.

Front Exterior & Parking

The property benefits from an attractive frontage with a block-paved driveway offering convenient 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

Sussex Avenue, Horsforth Leeds

- Three-bedroom family home with spacious accommodation throughout.
- Modern fitted kitchen/diner with space for family dining.
- Private enclosed rear garden with lawn and seating area.
- Block-paved driveway providing off-street parking.
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Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107760 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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