



Dickinson Street, Horsforth Leeds LS18 5AG

welcome to

Dickinson Street, Horsforth Leeds

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

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 spotlights 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.





Location

Dickinson Street is ideally situated within easy reach of the excellent amenities available on both Station Road and Town Street, including a wide selection of independent shops, cafes, restaurants, bars, and supermarkets. The property also benefits from access to highly regarded local schools and excellent transport links, with Horsforth Train Station approximately 0.3 miles away, making it an excellent choice for commuters and those looking to enjoy all that Horsforth has to offer.

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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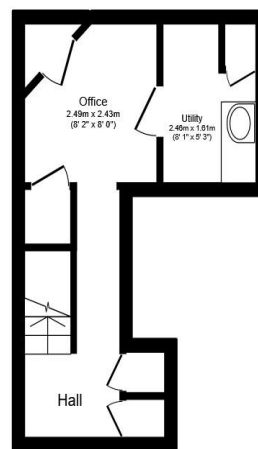
- *GUIDE PRICE £300,000 - £325,000*
- Deceptively Spacious Accommodation Over Four Floors
- Prime Horsforth Location
- Charming Character Cottage with Period Appeal
- Attractive Front Courtyard Ideal for Outdoor Seating

Tenure: Freehold EPC Rating: E

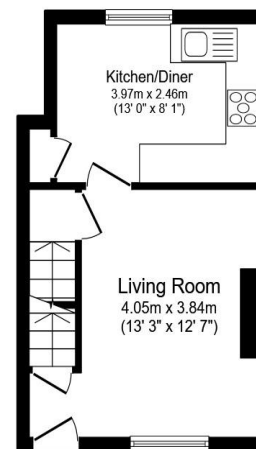
Council Tax Band: B

guide price

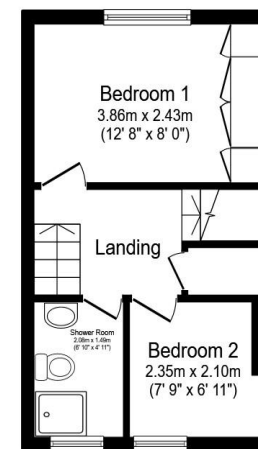
£300,000



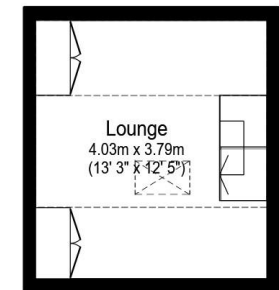
Basement



Ground Floor



First Floor



Second Floor

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 - 0011

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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