



West End Close

Horsforth, LS18 5JN



Introduction

A FANTASTIC FOUR BEDROOM FAMILY HOME located in a very POPULAR part of Horsforth, on a QUIET CUL-DE-SAC and within WALING DISTAND OF SCHOOLS AND TOWN STREET.

Built in the 1970's, West End Close is a large and spacious family home with 4 Double bedrooms, 3 Large reception rooms, and downstairs WC. Over its life the property has been extended to create a large open-plan kitchen/diner and a large spacious family room, so this is truly a fantastic home for a large family who enjoys entertaining.

Hall Park is just minutes away on foot, perfect for dog walks or Sunday strolls, or playing football in the summer. Head out onto Rawdon Road and cut through the fields and you are at The Leeds Liverpool Canal and the River Aire great for long runs or cycling excursions. At West End Close you will enjoy being within easy reach of local amenities including shops, cafes, restaurants and health facilities which are just a short walk away from Town Street.

Enter into the lobby and you have a coat/boot room perfect for ditching school bags, equipment or muddy boots before heading into the large hallway. To the front of the property is a well appointed, light, bright sitting room with wood burn, perfect for cosy nights or escaping the for some peace and quiet. To the rear is large extended family room with dual aspect and French doors opening out to the rear garden.

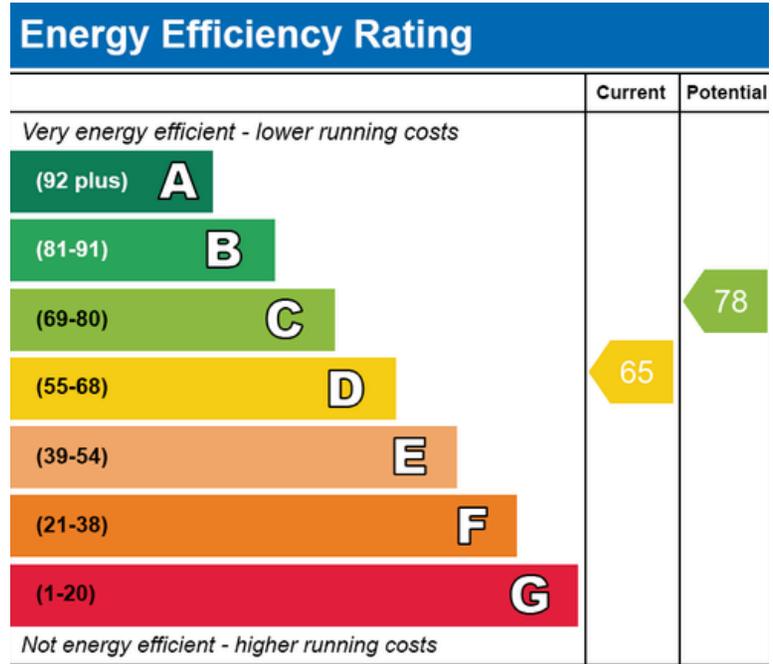
The extended and open-plan family kitchen/diner is the hub of the home with lots of space for all aspects of family life. This main family room also benefits from large bi-fold doors and 3 large Velux and is consequently flooded with light. With the doors open in the summer you have access to the large patio at the rear of the home. The current kitchen features a large island with central sink, double oven and gas hob. Its simple yet effective layout is ideal for cooking for the family or entertaining and sees the utilities located in the right places ready for a face lift or a change in configuration. To the first floor are 4 double bedrooms. The rear principle bedroom has be re-plastered and modernised to create a tranquil environment. The bathroom is larger than expected and features a freestanding oval bathtub, walk in shower, sink with vanity unit and wc.

Outside, the property has a wide driveway offering access to a garage with power, and utility area located to the back, with access internal access to the kitchen/diner. To the side of the property is a lawned area, privately screened by established trees. To the rear is large raised patio as well as a small artificially lawned area which offers low maintenance. The garden is private and gated access to the side makes it ideal for children and pets. To the front is an attractive, established green garden, in-keeping with the appealing street scene.

We have been advised that the property is connected to mains services for power, water and drainage and that it is Freehold in nature.





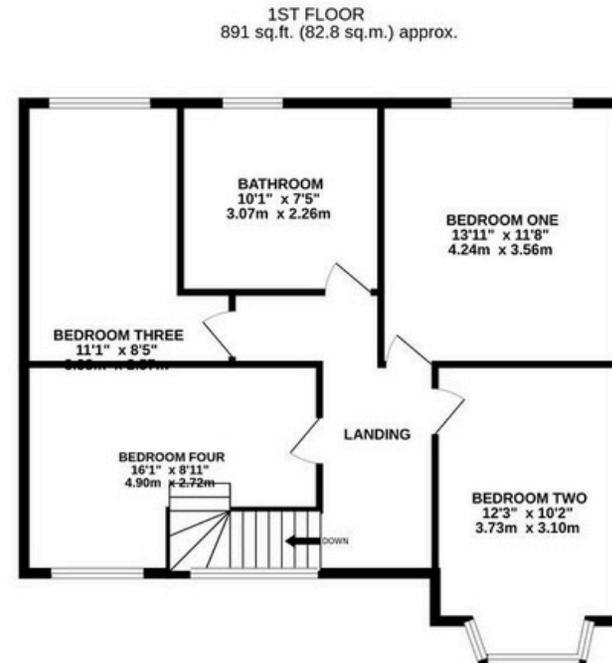
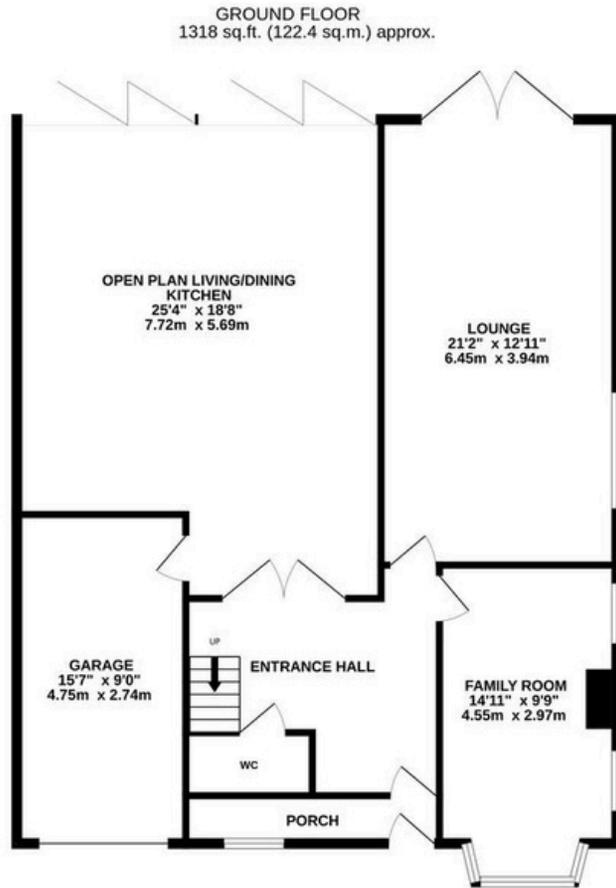


AREA GUIDE

This home is in a sought after, residential area offering excellent schools for all ages including nurseries, primary schools, Horsforth High School, after school clubs and Trinity University. There is easy access to the A6120 Leeds Ring Road. Kirkstall Forge and Horsforth train stations are a 7 and a 10 minute drive away and offer short connections to Leeds City centre in as little as 8 minutes. For those commuting by bus, regular and frequent routes run along the A65 offering direct access to the City Centre as well as out to Leeds Bradford Airport.

PROPERTY TYPE	Detached Brick and Render
BEDROOMS	4
RECEPTION ROOMS	3
BATHROOMS	1 and WC

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment



TOTAL FLOOR AREA: 2208 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.