



**Kerry Street, Horsforth Leeds LS18 4AW**

**welcome to**

**Kerry Street, Horsforth Leeds**

A stylish, move-in ready three bedroom home in the heart of Horsforth, featuring a cosy log-burner lounge, modern kitchen/diner, cellar storage, gated driveway and a landscaped rear garden.



## **Kerry Street**

A wonderful and stylish three bedroom home in the heart of Horsforth, situated just off Town Street and perfectly placed for local amenities, transport links and highly regarded schools. Ready to move into, this one-of-a-kind property really must be viewed to fully appreciate the accommodation on offer.

Briefly comprising: an entrance hallway, a cosy lounge with log burner, and a modern kitchen/diner. To the first floor are three good-sized bedrooms and the house bathroom. The property also benefits from a cellar with utility space and a loft ideal for storage. Outside, there is a gated driveway and a landscaped, enclosed rear garden. Permit parking is also available on the street.

## **Ground Floor**

### **Entrance Hallway**

The front door opens into a welcoming hallway with laminate wood flooring, a radiator, and stairs leading up to the first floor. There is also access to the cellar stairs and an external side door.

### **Lounge**

12' 2" x 11' 11" ( 3.71m x 3.63m )

A lovely reception room featuring laminate wood flooring, a radiator, and a front-facing window. The room also benefits from a log burner with a wooden lintel, and an open doorway leading through to the kitchen/diner.

### **Kitchen / Diner**

15' 6" x 11' 11" max ( 4.72m x 3.63m max )

The modern kitchen offers a range of wall and base units with wooden worktops incorporating a sink unit and gas hob with tiled splashbacks. There is a fitted oven, space for a dishwasher, and room for a free-standing fridge/freezer. The space also features laminate wood flooring, a radiator, side and rear windows, and ample room for a dining table and chairs.

## **Cellar / Utility Room**

7' 11" x 6' ( 2.41m x 1.83m )

A useful space ideal for storage as well as space for washing machine and tumble dryer.

## **First Floor**

### **Landing**

With stairs from the ground floor, window to the side and access to the loft providing storage

### **Bedroom One**

11' 10" x 9' 5" ( 3.61m x 2.87m )

A spacious double bedroom with wooden flooring, fitted wardrobes either side of chimney breast and window to the front

### **Bedroom Two**

12' 2" x 11' 11" ( 3.71m x 3.63m )

A second double bedroom with wooden flooring, feature fireplace, radiator and window to the rear

### **Bedroom Three**

8' 8" x 7' 7" ( 2.64m x 2.31m )

A good sized third bedroom with wooden flooring, radiator and window to the front

### **Bathroom**

The bathroom comprises; Roll top bath with shower over and screen with tiled backing, wash basin, low flush wc, heated towel rail and window to the rear

## **Outside**

There is on street permit parking available to the front of the property.

Outside, there is a pleasant enclosed garden that has been thoughtfully landscaped, offering a great space to relax. It features a paved driveway accessed via a secure gated entrance, along with a lawn bordered by hedges and fencing.



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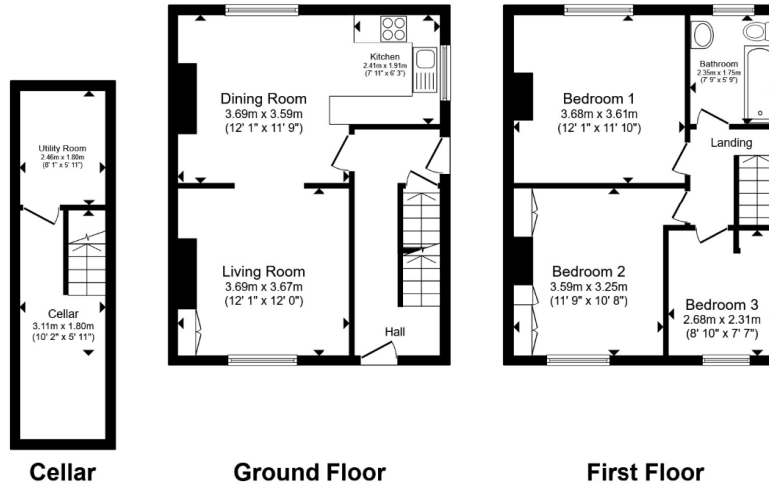
- Stylish and move-in ready three bedroom home
- Heart of Horsforth, just off Town Street
- Cosy lounge with log burner
- Modern kitchen/diner
- Gated driveway and landscaped rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£315,000**



Total floor area 95.7 m<sup>2</sup> (1,030 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](http://www.propertybox.io)



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Property Ref:  
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