



**Salmon Crescent, Horsforth Leeds LS18 4ET**

**welcome to**

**Salmon Crescent, Horsforth Leeds**

Internal viewing is highly recommended to truly appreciate this well presented ready to move into family home in a popular Horsforth location. The property benefits from a driveway to the front and lovely enclosed rear garden.



## Salmon Crescent

This well-proportioned and thoughtfully designed three-bedroom home offers generous accommodation set across two floors, ideal for modern family living. The ground floor features a welcoming entrance porch leading into a spacious living room, perfect for both relaxing and entertaining, along with a well-appointed kitchen that flows seamlessly into a bright dining area, creating an excellent space for everyday life and social occasions, complemented by a convenient ground floor W.C. Upstairs, the property offers three well-sized bedrooms, including two comfortable doubles and a versatile third bedroom ideal as a nursery, office, or single room, all served by a modern family bathroom accessed from the central landing. With a total floor area of approximately 87.7m<sup>2</sup> (944 sq.ft.), this home offers a practical layout, excellent flow, and a great balance of living and sleeping space, making it an ideal choice for families, first-time buyers, or those looking to upsize. Externally the property benefits from a driveway providing off street parking and the rear garden is laid to lawn with a patio for outdoor seating and borders for plants. There is a lovely degree of privacy to enjoy due to the allotments behind. Early viewing is highly recommended to fully appreciate the space and potential on offer.

## Ground Floor

### Entrance Porch

### Living Room

### Open Plan Kitchen / Diner

### Downstairs Wc

## First Floor

### Landing

### Bedroom One

### Bedroom Two

### Bedroom Three

### Bathroom

### Outside

## Location

Salmon Crescent is a lovely spot in Horsforth situated within a cul-de-sac. Close to local amenities, good schools and transport links.



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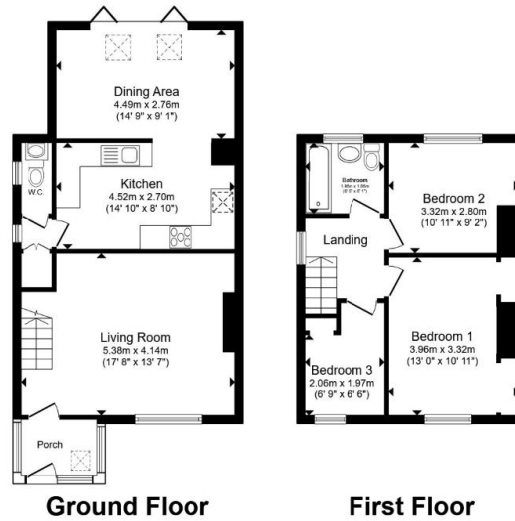
welcome to

## Salmon Crescent, Horsforth Leeds

- Three Bedroom Semi-detached Home
- Driveway to the Front
- Enclosed Rear Garden
- Popular Residential Area of Horsforth
- Fantastic Kitchen/Diner

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£350,000**



Total floor area 87.7 m<sup>2</sup> (944 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)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT107643 - 0005

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