



45 WEST END RISE, HORSFORTH

GUIDE PRICE



A much-loved family home, situated in a highly sought after location, with stunning private garden.

This fantastic and beautifully extended family home is situated in one of the very best and most sought-after locations in Horsforth.

Occupying a generous and private plot, within walking distance of the renowned West End Primary School, Horsforth Hall Park and a fantastic and ever growing range of shops, bars and restaurants on both Town Street and New Road Side.

There is also Horsforth Train Station providing frequent services into the centres of Leeds, York and Harrogate. The Ring Road (A6120) and the (A65) are near by and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, as well as Leeds & Bradford Airport only a short drive away.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
Band F



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DRUNK & DISORDERLY

EXCUSE THE MESS
WE LIVE
HERE

KISS THE BOOB



Property Description.

Upon entry of this much-loved family home is an impressive and welcoming central reception with cloaks cupboard/storage and a WC.

To the left of the entrance hall is a fantastic family living room which spans the full length of the property with bay window, feature fire and dual aspect views over the front and rear garden.

The hallway also provides access to a large 21'x13' garage with power and garden store.

To the rear of the ground floor is an exceptional and cleverly extended dining kitchen, which really is the heart of this beautiful home. Offering bespoke shaker cabinets with quality granite worktops, central island, back-lit units, walk-in pantry and separate wine store and integral appliances including; double ovens, convection oven with warming drawer, coffee machine, dishwasher and wine fridge. There is also an American fridge freezer, ample space for a six-seater dining table and two arm-chairs looking out over the stunning rear garden with two sets of bi-folding doors.

To the first floor are four double bedrooms including; a generous and impressive master suite with built in wardrobes, ensuite Jack & Jill showeroom, french doors with Juliet balcony and access out to a large roof terrace, with table and chairs overlooking the rear garden.

The adjacent double bedroom also has built in wardrobes and access onto the roof terrace.

Across the landing is an excellent double guest bedroom with newly fitted, modern shower room, finished with marble tiles and large walk in shower.

The fourth double bedroom overlooks the front of the property and the current owners use the space as a perfect and well fitted home office.





Outside

Outside, the property continues to impress with meticulously manicured grounds to both the front and rear.

The property is approach via private electric gates and wrought iron railings, giving great kerb appeal whilst perfectly framing the plot. Fronted by a blockpaved driveway for numerous cars and lawn with planted borders.

To the rear is a west facing private garden leading straight out from the kitchen, creating a superb indoor outdoor entertaining space for family and friends. With patio seating area, hot tub, generous and well manicured lawns and mature planted borders. This really is the perfect garden to compliment such a fantastic family home.

Directions





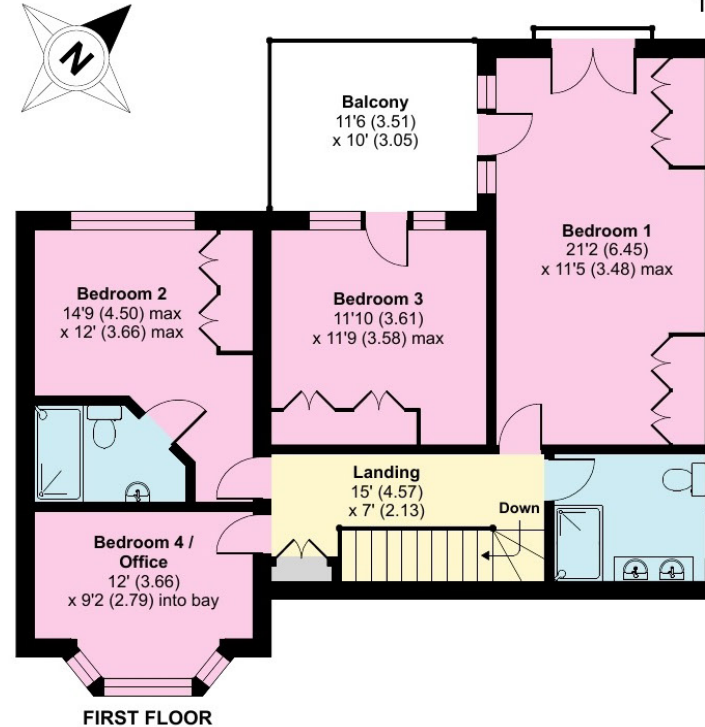
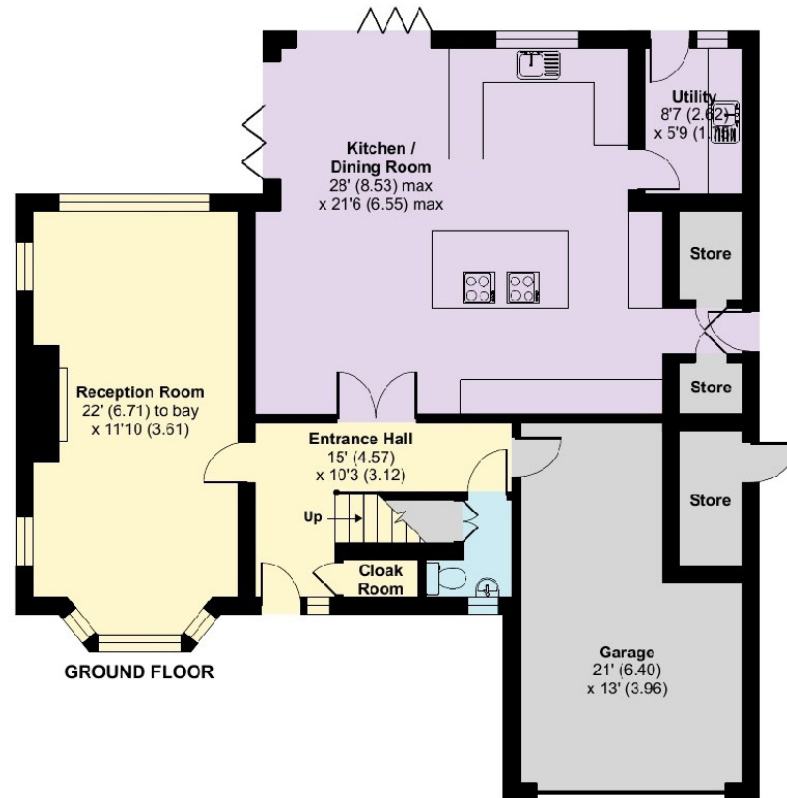
West End Rise, Horsforth, Leeds, LS18

Approximate Area = 1935 sq ft / 179.8 sq m (excludes store)

Garage = 230 sq ft / 21.3 sq m

Total = 2165 sq ft / 201.1 sq m

For identification only - Not to scale



PLEASE CONTACT THE LEEDS OFFICE - 0113 526 0711 - LEEDS@NORTHRESIDENTIAL.CO.UK

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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