

FOR SALE



Woodbine Terrace, Horsforth, LS18 4NY
Offers In Region Of £230,000


MARTIN&CO

Woodbine Terrace, Horsforth,

LS18 4NY

Offers In Region Of £230,000

- NO CHAIN
- TWO BEDROOMS
- CELLAR AND LOFT SPACE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B

An exceptional opportunity to acquire this beautifully presented two-bedroom terrace property, neutrally decorated throughout and ready to move into. Situated in a highly desirable Horsforth location.

LIVING ROOM The living room features stripped wooden flooring and neutral décor, creating a simple and functional space for everyday use. The layout accommodates a range of seating options, with room for a sofa, chairs, and additional furniture such as a media unit or shelving. A large window allows natural light to fill the room, contributing to a bright and relaxed atmosphere that flows naturally from the entrance.

KITCHEN The kitchen is arranged with practical workflow in mind, featuring a gas hob and oven along with plenty of worktop space for food preparation. There is designated room and plumbing for essential appliances such as a washing machine and fridge/freezer, while the layout also



allows space for a small table - ideal for casual dining.

A door at the rear of the kitchen opens directly onto the garden, providing easy access to outdoor space.

From the kitchen, internal access leads down to a spacious cellar, offering valuable additional storage.

LOFT In addition to the cellar, this property benefits from loft space, adding further scope for storage or potential future conversion (subject to planning).

This is a major plus for buyers seeking space that extends beyond the standard footprint.

BEDROOM ONE The first bedroom is a generously sized double room, presented in neutral tones with soft grey carpeting underfoot. Its proportions allow for a range of furniture arrangements, easily accommodating a large bed, bedside tables and additional storage, while still maintaining a sense of openness. Natural light from the window enhances the calm colour palette, creating a restful space that feels comfortable and relaxing.

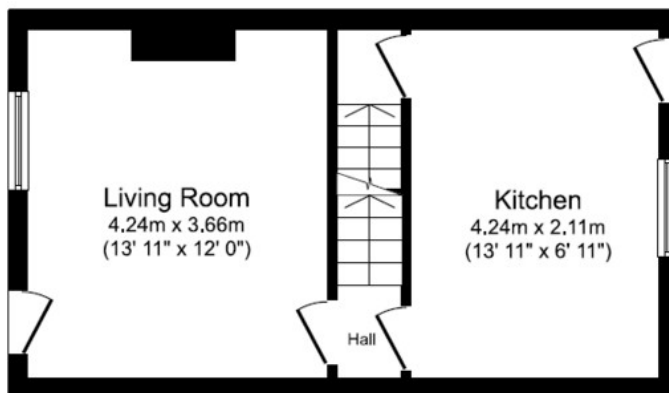
BEDROOM TWO The second bedroom, while smaller in size, remains a practical and versatile room. It is similarly finished with neutral décor and grey carpeting, and includes built-in storage units that help maximise space. This room offers flexibility for use as a cosy guest bedroom, a child's room or even a dedicated home office, with enough space to fit essential furniture without feeling cramped.

BATHROOM The bathroom is finished with neutral tiling and offers a practical layout with a bath and an overhead shower.

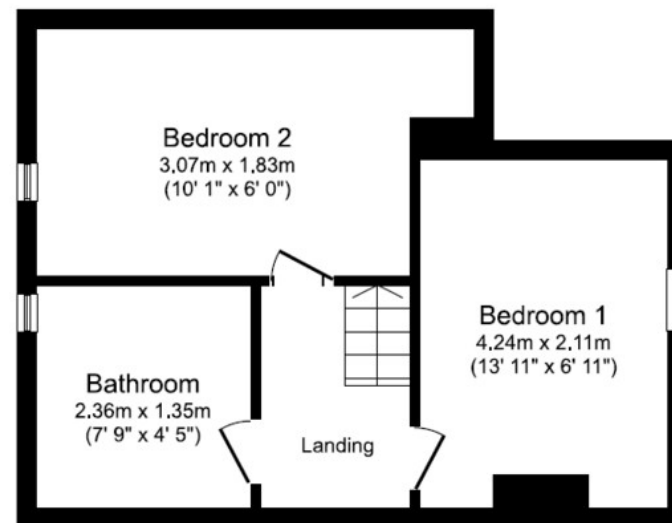
Wall-mounted shelving units and built-in storage help keep toiletries and linens neatly organised, making good use of the available space without cluttering the room.

A bright window allows natural light to fill the room, highlighting the clean lines of the fittings and contributing to an overall sense of freshness and functionality that suits everyday use.





Ground Floor
Floor area 32.5 sq.m. (350 sq.ft.)



First Floor
Floor area 40.9 sq.m. (440 sq.ft.)

Total floor area: 73.4 sq.m. (790 sq.ft.)

Martin & Co Leeds Horsforth

93 New Road Side • Horsforth • Leeds • LS18 4QD

T: 0113 258 8664 • E: horsforth@martinco.com

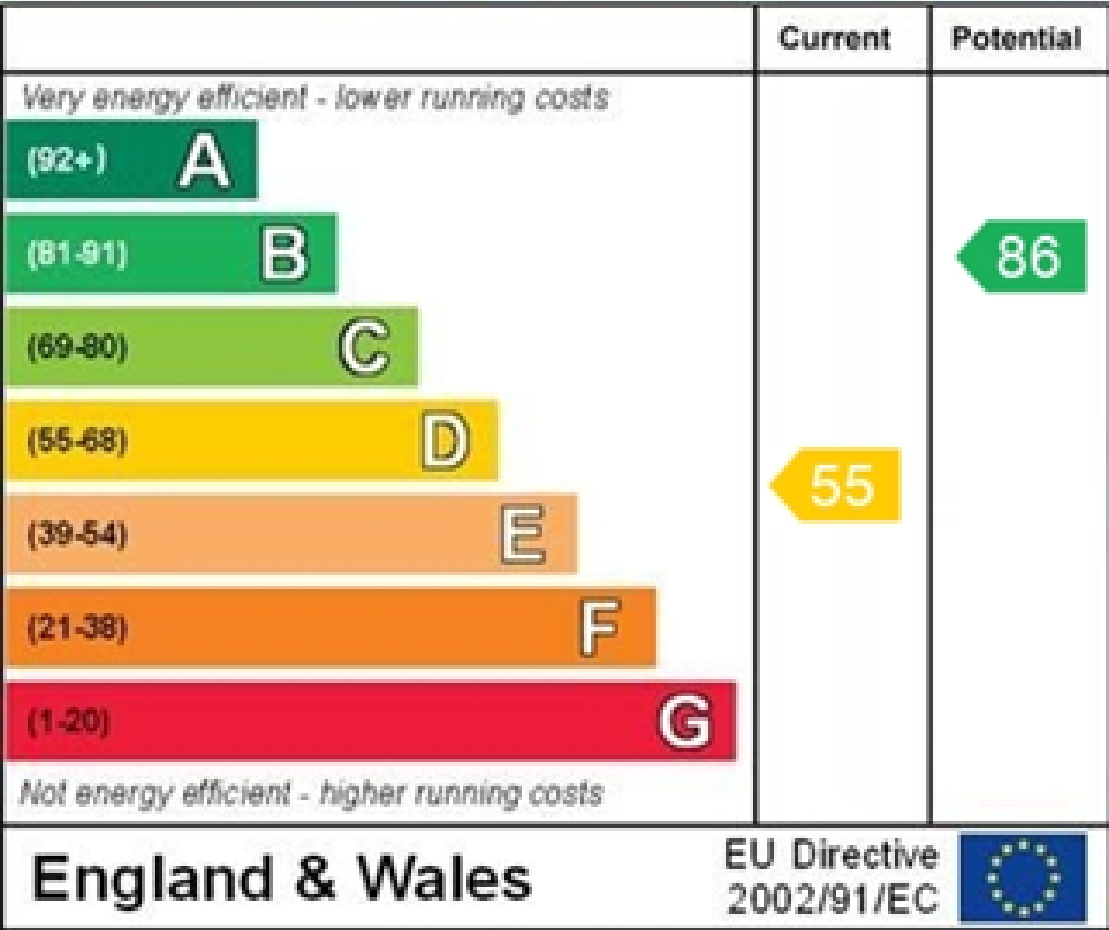
0113 258 8664

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Energy Efficiency Rating



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	