



**Arran Drive, Horsforth Leeds LS18 5SW**

**welcome to**

**Arran Drive, Horsforth Leeds**

Offered with no onward chain, this detached home in a prime Horsforth spot offers great potential. Lounge/dining room, kitchen, conservatory, 3 good bedrooms and a loft room, plus a driveway, detached garage & a generous rear garden backing onto fields, it's a fantastic opportunity.



## Auctioneer's Comments

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## Arran Drive

Offered with no onward chain, this three-bedroom detached home is set in a highly sought-after area of Horsforth. A much-loved family property for many years, it presents a fantastic opportunity for buyers, especially as homes like this rarely come to the market. While in need of some modernisation, it offers huge potential.

The accommodation briefly comprises:

A welcoming hallway, lounge/dining room, kitchen, conservatory and shower room to the ground floor. To the first floor are three well-proportioned bedrooms and the house bathroom, with additional access to a loft room.

Externally, there is a front garden with mature planting and a driveway running down the side of the property providing ample off-street parking, leading to a detached garage ideal for storage. The generous rear garden is perfect for families and pet owners, enjoying an open outlook backing onto fields.



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## Ground Floor

### Entrance Hallway

Door to the front opens into the hallway with radiator and vinyl flooring, stairs to the first floor

### Lounge

16' 7" x 11' 4" ( 5.05m x 3.45m )

A spacious lounge featuring a gas fireplace with surround, radiator, large sliding glass doors opening into the conservatory, and an archway leading through to the dining area.

### Dining Area

8' 3" x 7' 11" ( 2.51m x 2.41m )

Open to the lounge with a radiator and window to the rear, sliding doors open into the kitchen.

### Kitchen

11' 9" x 8' 4" ( 3.58m x 2.54m )

The fitted kitchen provides a range of wall and base units with laminate worktops, space for under counter fridge and freezer, washing machine and dishwasher. Double oven and gas hob, window to the side. Useful storage pantry and door to the side.

### Conservatory

11' 7" x 9' 6" ( 3.53m x 2.90m )

A fantastic addition to the ground floor, featuring windows to three sides and a door opening directly onto the garden — an ideal spot to relax and enjoy the outdoor space.

### Shower Room

A useful downstairs shower room which comprises; Shower cubicle, low flush wc, wash basin, heated towel rail, tiled flooring and window to the front.

## First Floor

### Landing

with stairs from the ground floor, window to the side and access to the boarded loft

## Bedroom One

10' 7" x 10' 10" ( 3.23m x 3.30m )

A good sized double bedroom with radiator and window to the front

## Bedroom Two

12' 3" x 8' 6" ( 3.73m x 2.59m )

A second double bedroom with laminate flooring, integrated wardrobes and window to the rear

## Bedroom Three

9' 2" x 7' 7" ( 2.79m x 2.31m )

A good sized third bedroom with radiator and window to the rear

## Bathroom

The bathroom comprises; bath, low flush wc, wash basin, laminate flooring, radiator and window to the side

## Loft Room

23' 2" x 8' 10" ( 7.06m x 2.69m )

A fantastic additional space to the property with velux window

## Outside

To the front is a lawned garden with mature shrubs and a hedge border to one side. A generous driveway runs along the side of the property, providing ample off-street parking and leading to the garage, ideal for storage.

The rear garden is a generous size, ideal for families or those with pets, and enjoys an open outlook backing onto fields. It is mainly laid to lawn with a paved patio area.

## Garage

21' 4" x 10' 8" ( 6.50m x 3.25m )

Situated at the end of the driveway and ideal for storage

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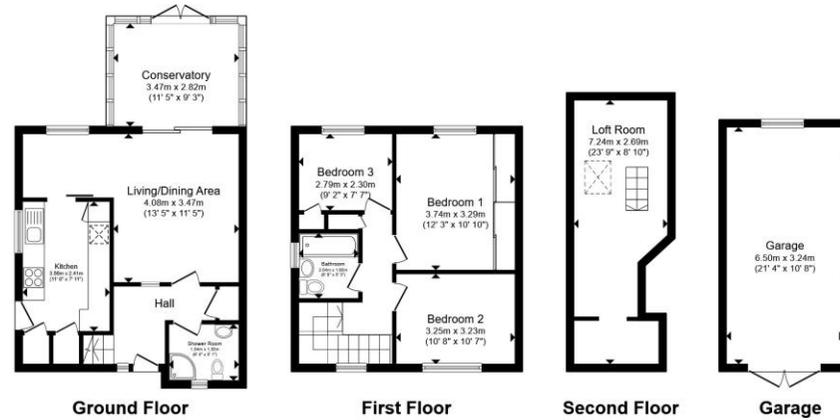
## Arran Drive, Horsforth Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with no onward chain
- Three Bedroom Detached Home

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£375,000**



Total floor area 124.9 m<sup>2</sup> (1,344 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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william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](http://williamhbrown.co.uk)