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**LINLEY &  
SIMPSON**



## **SPRINGFIELD GARDENS, HORSFORTH, LS18 5DW**

A superb mid terraced property in a sought after residential location in the popular district of Horsforth. Briefly comprising dual aspect lounge/diner, modernised kitchen, 3 bedrooms, family bathroom, gardens to front and rear, garage, double glazing and central heating.

**Guide Price £195,000**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

This mid terraced property is situated in a highly regarded and sought after residential district in the popular suburb of Horsforth. Situated close to local shops and services it is also conveniently situated close to Horsforth railway station, bus stops and ring roads for easy access to destinations further afield. Leeds Bradford airport is also just a 10 minute drive away.

The property itself is presented to a high standard by the current owner and briefly comprises: Entrance hallway, dual aspect lounge/diner, modern kitchen, first floor landing, 3 bedrooms and modern bathroom suite. Externally there are gardens to both front and rear, a detached garage and on street parking readily available.

Available with the added advantages of double glazing and central heating the property makes an excellent first purchase, investment or downsizing opportunity.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Composite double glazed entrance door, staircase leading to first floor, control panel for central heating system, central heating radiator and door leading to lounge.

### **LOUNGE/DINING ROOM 23'10" x 11'11" (7.26 x 3.63) max**

Double glazed windows to front and rear providing dual aspect, stone effect fireplace with stone effect insert and hearth with living flame effect gas fire, telephone point, television point, dado rail, coving to ceiling, ceiling rose and two central heating radiators.

### **KITCHEN 9'5" x 8'0" (2.87 x 2.44)**

Modern fitted wall and base units with wood work surfaces over, built in electric oven and gas hob with extractor hood over, space for washing machine, integrated fridge freezer, understairs cupboard with additional storage and shelving, tiled walls, central heating radiator, double glazed window to rear and double glazed door to rear.

## **FIRST FLOOR**

### **LANDING**

Access to roof space housing combination boiler and doors leading to all first floor rooms.

### **BEDROOM ONE 13'2" x 9'1" (4.01 x 2.77) max**

Double glazed window to front, fitted storage cupboard with shelving and hanging space, and central heating radiator.

### **BEDROOM TWO 10'7" x 9'1" (3.23 x 2.77)**

Double glazed window to rear and central heating radiator.

### **BEDROOM THREE 9'0" x 5'11" (2.74 x 1.80)**

Double glazed window to front and fitted cupboard with shelving and hanging space.

## **BATHROOM**

White three piece suite comprising panelled bath with shower over, low level WC, pedestal hand wash basin, tiled walls, extractor fan and double glazed window to rear.

## **OUTSIDE**

### **FRONT GARDEN**

Mainly paved with planted borders and fenced boundaries.

### **REAR GARDEN**

Mainly paved with shrub borders and walled boundaries.

## **GARAGE**

Detached garage with up and over door and double glazed window to side.



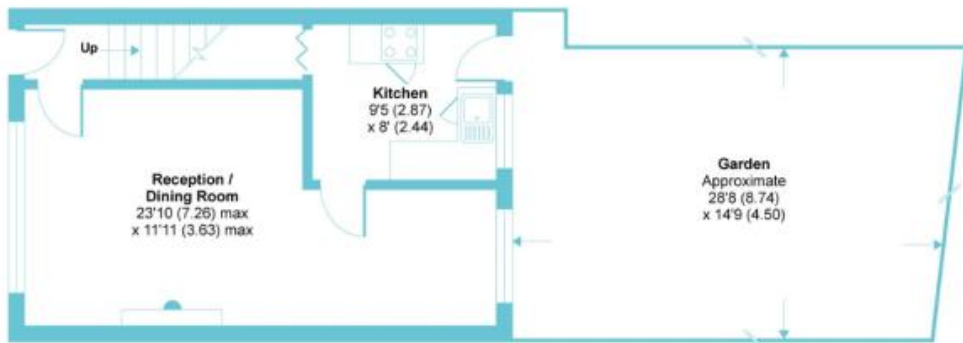


# Springfield Gardens, Horsforth, Leeds, LS18

APPROX. GROSS INTERNAL FLOOR AREA 907 SQ FT 84.3 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		85
(69-80) <b>C</b>			(69-80) <b>C</b>	71	
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	<b>71</b>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## AGENTS NOTES:

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