



5 Montfort Close, Horsforth, Leeds LS18 5SX
£1,100 PCM

AdairPaxton
Property Specialists

THREE BEDROOM DETACHED HOUSE SET IN SUPERB HORSFORTH LOCATIONThis spacious house is ideally located adjacent to Horsforth Cricket ground, within walking distance of the train station and all of the amenities of both Station Road and Town Street. Originally built as four bedrooms, the property has been converted to provide three spacious bedrooms and a study. The property briefly comprises: entrance hall, L shaped lounge/diner with doors out to the rear garden, kitchen with integrated fridge/freezer, dishwasher and washing machine, WC to the ground floor. To the first floor there is a spacious master bedroom, two further bedrooms, a study and house bathroom. Externally the property has gardens to the front and rear. A driveway provides off street parking and leads to an integral garage. Council Tax Band E according to local authority website. Bond £1,200. Available 25th March.



Entrance Hall

Via front entrance door. Useful storage cupboard, stairs to first floor.

Lounge/Diner

17'11" x 20'1" (5.46m x 6.13m)

A spacious L shaped lounge/diner with sliding doors out to the rear garden. Double glazed window to rear. Gas central heating radiator.

Kitchen

8'10" x 8'10" (2.69m x 2.69m)

Fitted with a range of wall, base and drawer units with work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated electric oven and hob. Space for fridge/freezer. uPVC double glazed window to the front.

First Floor Landing

Feature frosted window allowing in lots of natural light. Access to loft

Study

7'6" x 8'11" (2.29m x 2.72m)

Currently set out as a study, this is a versatile room and could be used as an occasional bedroom or dressing room. uPVC double glazed window to side. Door out to garden.

Master Bedroom

10'11" x 20'0" (3.33m x 6.10m)

A good sized master bedroom with two double glazed windows to the rear. Two gas central heating radiators. Fitted wardrobes providing hanging and shelving storage.

Bedroom

8'11" x 8'10" (2.72m x 2.69m)

Double glazed window to front. Gas central heating radiator.

Bedroom

8'10" x 10'11" (2.69m x 3.34m)

Double glazed window to the front. Gas central heating radiator. Fitted wardrobes providing hanging and shelving storage. Door to study.

WC

Fitted with a two piece suite comprising WC and wash hand basin. uPVC double glazed window to front. Gas central heating radiator.

Bathroom

Fitted with a three piece white suite comprising bath with shower over, WC and wash hand basin. Double glazed window to the side. Gas central heating radiator.

Garage

Up and over door to the front.

Outside the property

Driveway and garden to the front of the property and rear garden with patio area.

Additional Information

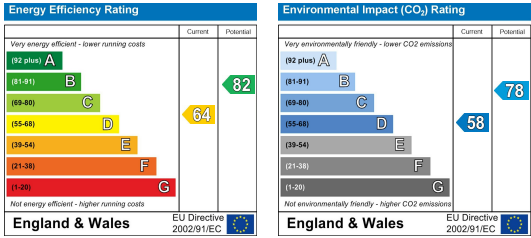
Please note an application fee of £156 inc vat per person payable. Should a guarantor be required an additional payment of £60 inc vat would be payable.





FLOOR PLANS

ENERGY
PERFORMANCE



MISREPRESENTATION ACT 1967 These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise to confirm accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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