



David
Phillip

7 Lomond Avenue, Horsforth, Leeds, Yorkshire, LS18 5SU
£325,000





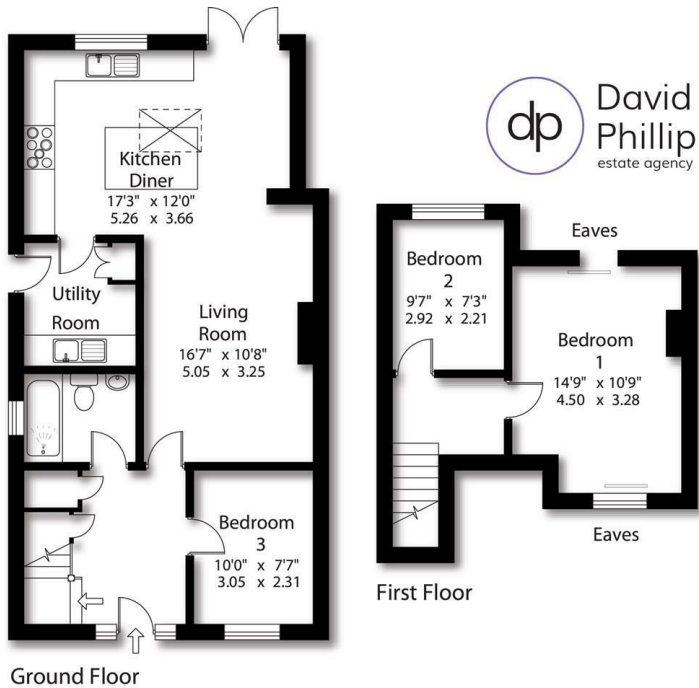
A great opportunity to acquire an attractively refurbished and extended semi-detached family home situated along a small and peaceful cul-de-sac in this highly sought after area considered as one of Horsforth's most popular residential locations.

The accommodation, with a gas-fire heating system and UPVC sealed double glazed windows has a spacious hall with concealed storage space under the stairs and a contemporary bathroom suite. The open living family kitchen room is impressive on first inspection with a log burning stove, a central isle with breakfast bar, marble worktops and appliances including a Flavel range with double patio windows opening to the private rear garden.

There is a useful separate utility room with a side entrance door and a downstairs bedroom or a second reception room if preferred. The two first floor bedrooms have dormer windows and there is ample under eaves storage space. Outside there is off-street parking for two cars to the side and the enclosed rear garden has a lawn with a patio, raised timber decking, a brand-new garden shed, pizza oven and BBQ.

Horsforth is highly regarded as one of Northwest Leeds most desirable areas with an abundance of bars and restaurants, outstanding schools in all age groups, numerous sporting facilities, a great choice of shops catering for all daily needs and with a Morrisons supermarket in the town centre.

Horsforth enjoys excellent transport links having its own railway station, only approximately 5 miles from Leeds City Centre and 3 train stops away along the Leeds Harrogate/York line. For those commuting to business centres by road, the ring road (A6120) provides easy access to Leeds, Bradford, Harrogate and York, and the Leeds Bradford Airport is only a few minutes' drive away. Horsforth has delightful countryside literally on its doorstep with scenic areas such as Otley Chevin, Ilkley Moor and the Yorkshire Dales beyond being within comfortable driving distance.



David Phillip
estate agency

Approx Gross Floor Area = 973 Sq. Feet
= 90.20 Sq. Metres
For illustrative purposes only. Not to scale.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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