



4 Greenbanks Avenue

Leeds, LS18 5RX

£415,000



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An exciting opportunity to purchase an EXTENDED three bedroom semi-detached set on a CUL-DE-SAC in the most SOUGHT AFTER AREA of Horsforth, just minutes from Horsforth Secondary School & Sixth Form and excellent primary schools, including St Margaret's Primary School, St. Mary's Horsforth Catholic Voluntary Academy, Broadgate Primary School and Westbrook Lane Primary School. The property is NEUTRALLY DECORATED and has been WELL-MAINTAINED THROUGHOUT by the current owner, with a LARGE DRIVEWAY providing off-road parking and a SOUTH-FACING, PRIVATE REAR GARDEN. Alarmed throughout, the property internally comprises: an entrance hallway, a living room, an open plan living dining room which offers versatile space for a playroom, a kitchen with adjacent utility room, a ground floor WC, three good sized bedrooms and a bathroom. The PART-BOARDDED LOFT offers excellent storage space and there is also a larger than average GARAGE, useful for additional storage. The property is within walking distance of Horsforth Town Street, which boasts an array of shops, restaurants and bars. Given its PRESTIGIOUS and CONVENIENT location just 20 minutes from Leeds City Centre, this property is likely to be popular - book your viewing today!

* This property is now sold subject to contract and viewings and have ceased. The vendor will not consider other offers whilst conveyancing is underway *

Entrance Hallway

An inviting entrance hallway features a staircase providing access to the first floor accommodation. Featuring a spotlight ceiling, a window to the side aspect and laminate flooring.

Living Room

The living room has a bay window to the front aspect. The focal point is the gas fire, complete with a black granite hearth. Featuring a spotlight ceiling.

Living Dining

This open plan versatile space offers ample room for living, dining or play space. With sliding patio doors to the rear garden, allowing plenty of natural light and oak flooring.

Kitchen

Featuring wall and base units, work surfaces and tiled splashbacks. With space for free-standing appliances, including: a dishwasher, an electric oven, an electric hob, an overhead extractor fan, a fridge and a freezer. There is an inset stainless steel sink and drainer and a window to the side aspect.

Utility Room

Accessed via a glass-paned door and adjacent to the kitchen and with complementary units. Space for free-standing appliances, a circular inset sink and drainer and tiled splashbacks. The utility room has an external side door, a window to the side aspect, access to a loft hatch and access to the ground floor WC.

Ground Floor WC

WC and hand basin, window to the rear aspect and spotlight ceiling.

Landing

Window to the side aspect.

Bedroom One

A large double bedroom with built-in wardrobes, benefiting from mirrored sliding doors. The window to the front elevation offers panoramic views across Horsforth and further afield to Cookridge. Spotlight ceiling.

Bedroom Two

A second double bedroom with oak flooring and a window to the rear elevation, overlooking the garden.

Bedroom Three

The third bedroom has an elevated single bed built around the bulk-head. With built-in storage space. Window to the front elevation.

Bathroom

A neutrally tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a 'P'-shaped bath with an overhead shower. There is a wall-mounted, heated towel rail, a corner mirrored vanity unit and a wall-mounted mirror with lighting.

Exterior

To the front of the property there is a well-maintained garden with a gated block-paved driveway leading to the large garage at the rear. The garage benefits from power and lighting. To the rear of the property there is a Yorkshire stone-effect patio, a lawn and border plants and shrubbery. The garden is south-facing and private and is fully enclosed, perfect for children and pets!

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode LS18 5RX

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please

contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



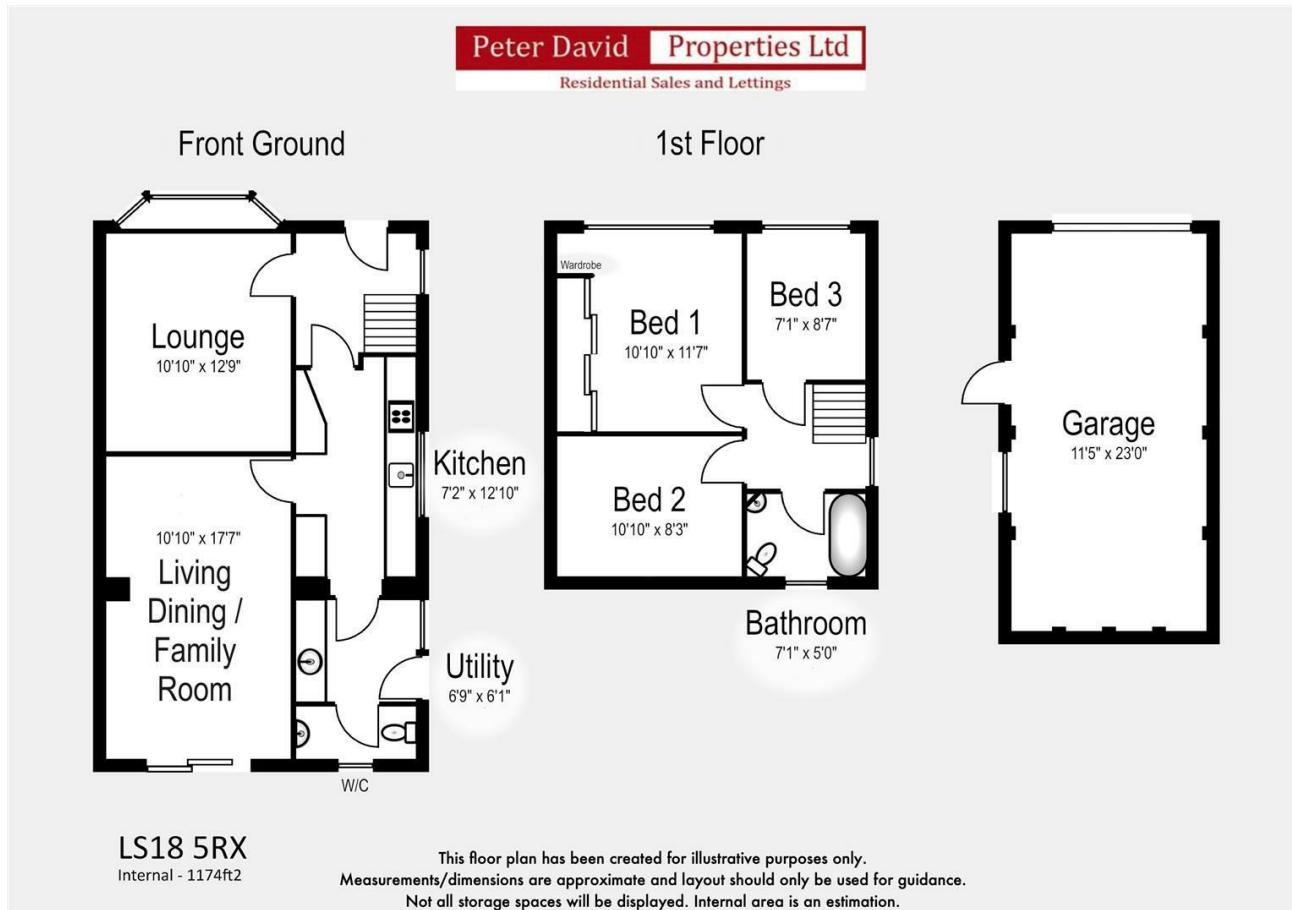
Hybrid Map



Terrain Map



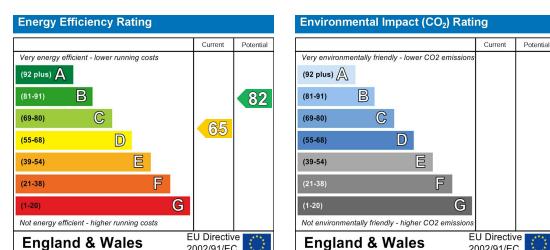
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.