




For Sale £250,000.00

4 Clarence Road, Horsforth, LS18 4LB

*****SPACIOUS 1130.21 sq ft STONE BUILT THREE BEDROOM THROUGH TERRACED HOUSE IN SOUGHT AFTER HORSFORTH LOCATION***** Adair Paxton are pleased to offer this spacious three bedroom through terraced house. Located in this great Horsforth location, conveniently located close to excellent amenities and the train station just a short walk away. This property is offered to the market with **NO ONWARD CHAIN** and briefly comprises; Open plan kitchen/diner, utility and lounge to the ground floor. To the first floor there are three bedrooms and a house bathroom. This the ideal first-time buyer opportunity. Council Tax Band - B. EPC rating D.

 3 Bedroom(s)

 2 Reception(s)

 1 Bathroom(s)



Kitchen/Diner 5.01m (16'5) x 4.02m (13'2)

Open plan kitchen/diner. Fitted with a range of wall, base and drawer units with worktops over. Integrated electric oven with 4-ring gas hob and extractor hood over. Stainless steel sink with mixer tap and drainer. uPVC double glazed window to front.

Dining Area

Light and Airy dining room opening from the kitchen with uPVC double glazed window to front.

Lounge 3.78m (12'5) x 5.03m (16'6)

Spacious lounge with uPVC double glazed window to rear. uPVC double glazed door to rear. Gas central heating radiator. Electric fire to chimney breast.

Utility

Useful utility room with double glazed window to rear. Plumbing for washing machine.

Bedroom 1 2.97m (9'9) x 4.98m (16'4)

Double bedroom with uPVC double glazed window to front. Gas central heating radiator.

Bedroom 2 2.74m (9') x 5.03m (16'6)

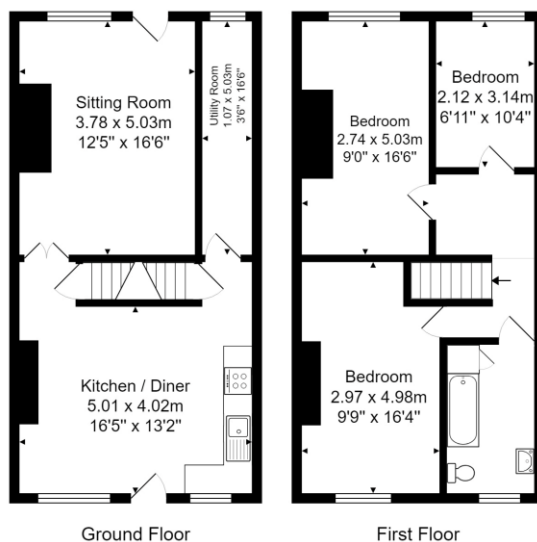
Second double bedroom with uPVC double glazed window to rear. Gas central heating radiator.

Bedroom 3 2.12m (6'11) x 3.14m (10'4)

Third bedroom with uPVC double glazed window to rear. Gas central heating radiator.

Bathroom

Fitted with a three piece white suite comprising; bath with shower over, WC and wash hand basin. Part tiled walls. uPVC double glazed window.



Total Area: 101.9 m² ... 1097 ft²

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Ref: 2108

For more information, please contact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C		
55-68 D	61	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC