



Guide Price £425,000

- Beautifully presented detached bungalow
- Modern breakfast kitchen, large sitting room
- Two/three bedrooms, modern shower room
- Single garage with light and power
- Stunning gardens, woodland aspect
- Cul de sac position, very private
- No onward chain
- Don't miss this opportunity!

7 Craggwood Close, Horsforth, LS18 4RL

Beautifully presented two/three bedroom detached bungalow situated in this highly sought after location! Wonderful well-stocked gardens. Blocked paved driveway and single garage. The owners have updated this home to a high standard throughout, move in ready, cul de sac position. No onward chain.

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General remarks

A wonderful opportunity to purchase a two/three-bedroom detached bungalow with a delightful open aspect situated on Craggwood Close bordering neighbouring countryside. The space on offer here is superb, the rooms are all well-proportioned and have been very well maintained and updated.

A large living room benefits from a bay window which overlooks the front garden. The modern kitchen is new in recent years, fully fitted with built in appliances and a dining area; dual aspect windows flood the dining kitchen with plenty of natural light.

To the other side of the property, are the sleeping quarters with a good-sized primary bedroom and built in wardrobes with garden aspect. There is a further double bedroom with vertical wall bed, fitted wardrobes and patio doors to the garden. Bedroom three is currently in use as a home office with fitted workspace and storage. There is a fully tiled, modern shower room with walk in shower, white wc and wash basin.

Externally there is off street parking, a block paved drive leading to a single garage with power and light and an up and over door. To the front there is a beautifully maintained garden with lawn

and shrubs, whilst to the rear is a patio, lawn and mature borders with shrubs and fence boundary, giving you a great degree of privacy.

We strongly advise any interested buyers to book viewings sooner rather than later to avoid disappointment. One not to miss!

Craggwood Close is tucked away in a leafy area of Horsforth yet is within easy access to a wide range of local amenities, including the train station, the shopping facilities on New Road Side, great schools, local bars, restaurants, and various transport links with green space and pleasant walks on the doorstep.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Main services
- Garage and Driveway

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

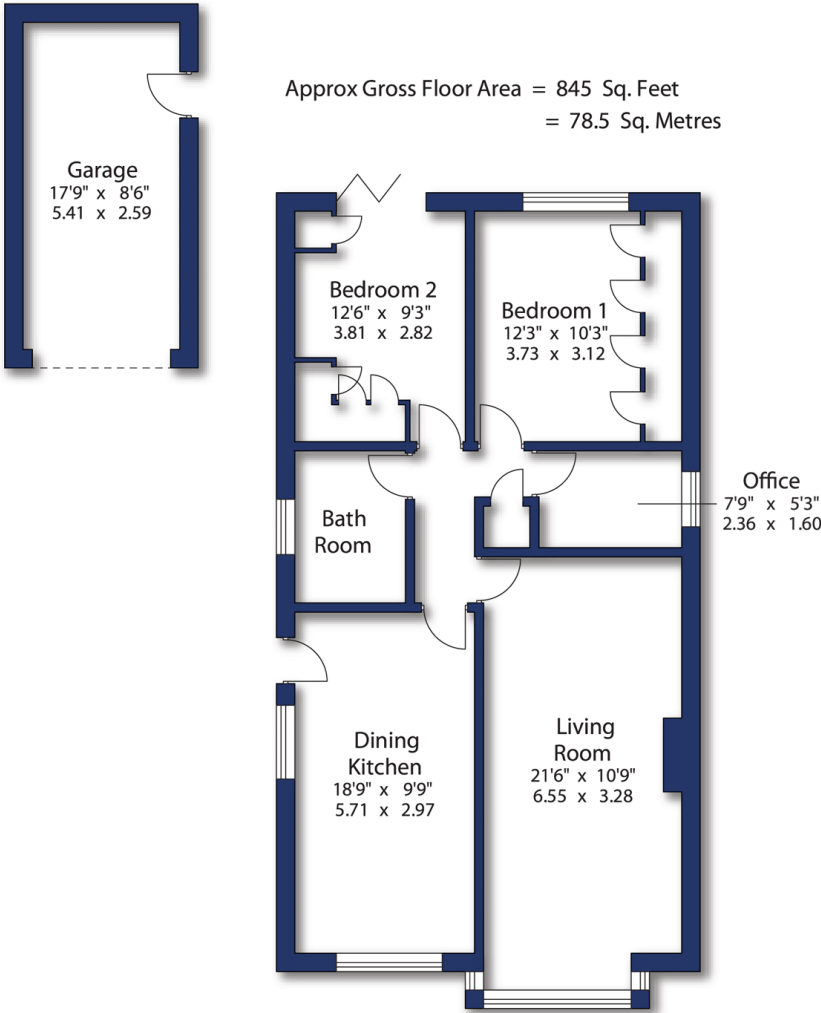
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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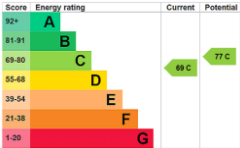


Floorplans



Approx Gross Floor Area = 845 Sq. Feet
= 78.5 Sq. Metres

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