



This immaculate semi-detached house, perfect for first-time buyers, offers two spacious bedrooms, a modern bathroom, and a bright reception room in a sought-after location with excellent transport links and amenities, all within council tax band C.



MARTIN & CO

12 Clarence Mews, Horsforth
£290,000





**Semi-
detached**



2



1



1



Garage



Band - C



**EPC
Awaiting**



FREEHOLD



607 sqft



Presenting for sale this immaculate semi-detached house in a sought-after location. This property boasts a wealth of charm and character that is sure to appeal to prospective first-time buyers.

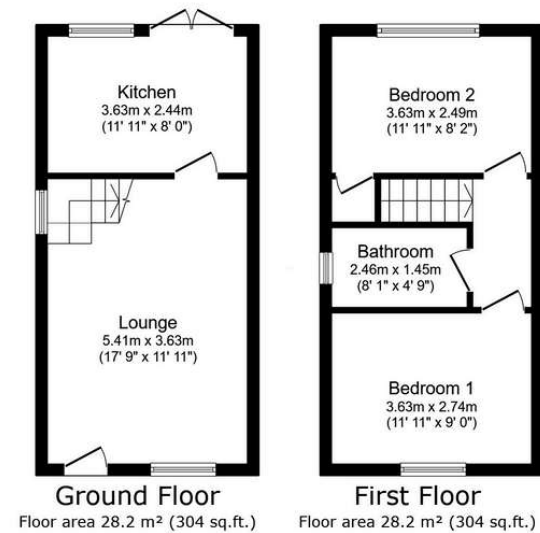
The house comprises of two spacious bedrooms, a modern bathroom, and a well-proportioned reception room that invites an abundance of natural light, creating a warm and welcoming environment. The property benefits from a single, functional kitchen area, perfect for those who take pleasure in home cooking.

The property is in a prime location, with excellent public transport links, highly-rated local schools, and a plethora of local amenities within walking distance. It's an ideal setting for those who appreciate convenience and community spirit.

The property is set within council tax band C, which is an added advantage for prospective buyers considering the financial aspects of home ownership.

The condition of this property is a testament to the care and attention of the previous owners. Every room, every corner radiates an immaculate finish, making it an ideal canvas for those wishing to put their own unique stamp on their first home.

This semi-detached house is more than just a property; it's a stepping stone to a brighter future, a chance to create a home filled with love, laughter, and memories. Don't miss out on this unique opportunity to secure a property that is not just a house, but a place to call home.



TOTAL: 56.4 m² (607 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk