

# HUNTERS®

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## Bletchley Way

Horsforth, Leeds, LS18 4FZ

£490,000



Council Tax: E



# 19 Bletchley Way

Horsforth, Leeds, LS18 4FZ

## £490,000



- Four double bedrooms throughout
- Top-floor ensuite ideal for guests
- Downstairs WC
- Off-street parking on double drive
- Popular Horsforth family-friendly location
- Close to Rodley Canal walks
- Near parks and green open spaces
- Good local schools and amenities
- Excellent rail links to Leeds
- Convenient access to A65 and Ring Road

This beautifully presented four-bedroom SEMI – DETACHED home is in the highly sought-after area of Horsforth, Leeds, and offers the perfect blend of family living, bright interiors and a welcoming atmosphere throughout. Thoughtfully designed and finished in a contemporary style, this spacious home is ideal for growing families looking for comfort, practicality and a fantastic community location.

As you step inside, you are welcomed by a bright and inviting HALLWAY which immediately sets the tone for the rest of the property. The LIVING ROOM filled with natural light. Tastefully decorated with modern feature wallpaper, this cosy yet spacious room provides the perfect setting for relaxing evenings with family or entertaining friends. The ground floor benefits from a convenient downstairs WC.

To the rear of the property is the heart of the home, a KITCHEN / DINER. Offering a range of fitted appliances, ample storage space. This area is both practical and sociable. Doors open directly onto the REAR GARDEN, allowing natural light to flood the room and creating a wonderful indoor-outdoor flow, perfect for summer gatherings, family BBQs and entertaining guests. There is plenty of space for a dining table, making it an ideal place for busy mornings, family meals and creating lasting memories together.

The first floor offers three well-proportioned double bedrooms, providing flexible accommodation for families of all sizes. The impressive principal BEDROOM benefits from its own private ENSUITE, complete with a shower cubicle, sink and toilet, while Velux windows allow plenty of natural light to pour in. This peaceful upper-floor retreat is ideal for older children, guests, a home office or even multi-generational living.

The remaining THREE DOUBLE BEDROOMS are all bright, comfortable and tastefully presented, with one benefiting from built-in wardrobes for added convenience. The family BATHROOM is fitted with a shower over bath, sink, toilet and partially tiled finishes, offering a clean and functional space for everyday use.

Externally, the property continues to impress. To the front, a double driveway provides ample off-street parking, while the rear garden has been designed to offer a low maintenance yet enjoyable outdoor space. Combining both lawn and paved areas, the garden is perfect for children to play, outdoor dining or simply relaxing in the sunshine.

The location is equally appealing, situated close to the beautiful Rodley Canal where scenic walking and cycling routes can be enjoyed all year round. Nearby parks and green spaces around Horsforth and Rodley create a lovely environment for outdoor activities, family days out and peaceful weekend strolls along the canal and riverside paths.

### DINING KITCHEN

18'5" x 11'5" (5.62m x 3.50m)

9'3" x 5'7" (2.83m x 1.72m)

### LIVING ROOM

15'3" x 11'5" (4.65m x 3.49m)

### WC

5'10" x 3'1" (1.78m x 0.96m)

### HALLWAY

### LANDING

### BEDROOM TWO

15'2" x 11'3" (4.63m x 3.43m)

### BEDROOM ONE

17'3" x 14'8" (5.28m x 4.49m)

### BEDROOM THREE

11'6" x 11'3" (3.53m x 3.43m)

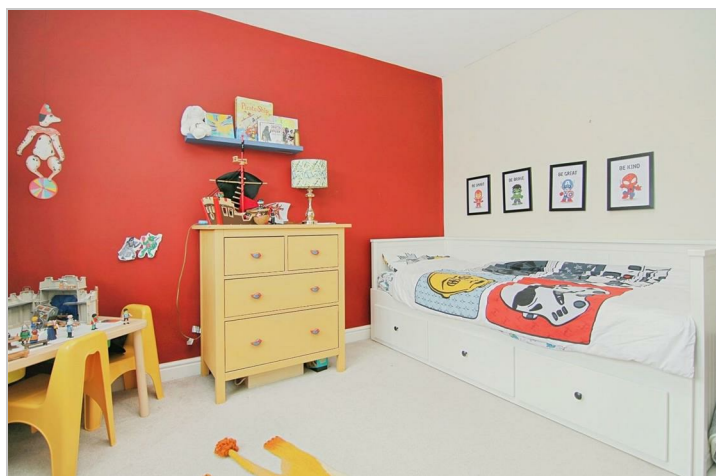
### BEDROOM FOUR

10'6" x 9'1" (3.22m x 2.77m)

### BATHROOM

7'11" x 5'10" (2.43m x 1.80m)

### EN-SUITE



Road Map



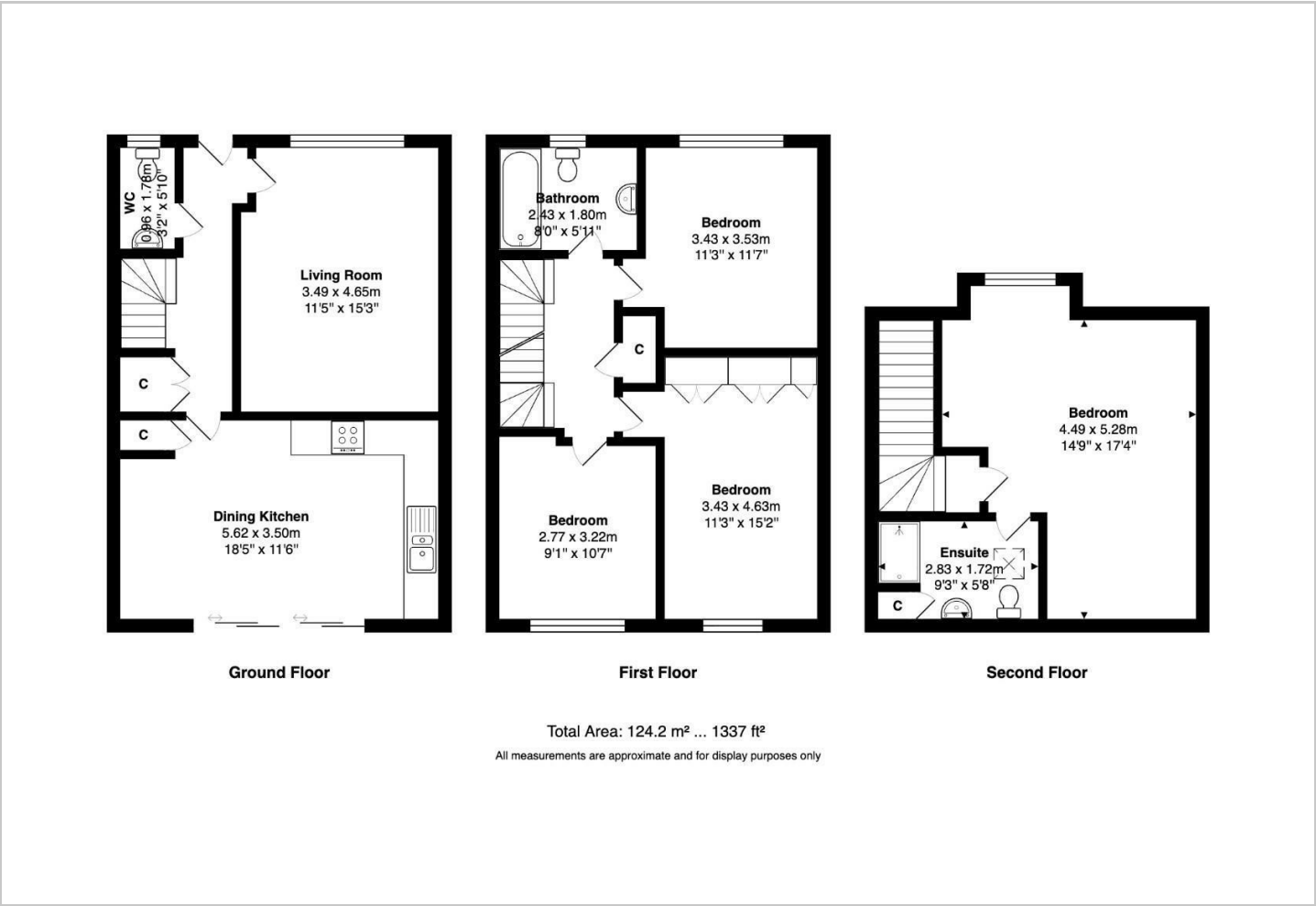
Hybrid Map



Terrain Map



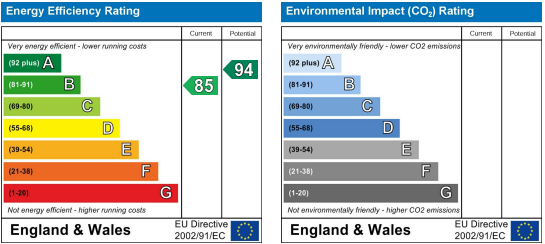
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.