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Broadgate Walk, Horsforth, LS18

Guide Price £325,000

Property Images



Property Images



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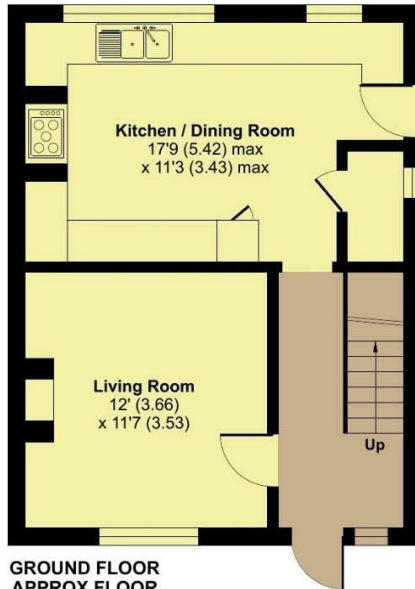




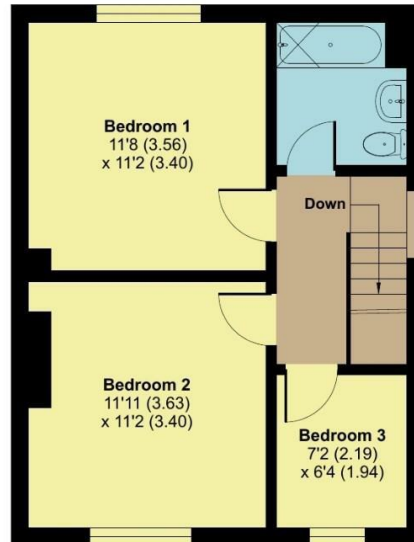
Broadgate Walk, Horsforth, Leeds, LS18

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 39.2 SQ M
(422 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 39.2 SQ M
(422 SQ FT)

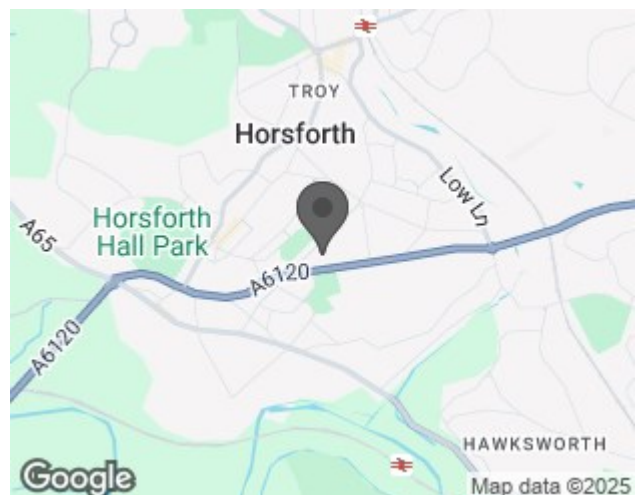


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1276806

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	78
England & Wales		
	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Broadgate Walk, Horsforth is a beautifully presented three bedroom semi-detached home. Situated in the highly sought-after area of Horsforth, this fantastic home offers a perfect blend of modern living and cosy charm. Ideally located close to excellent amenities, including Horsforth Town Street's vibrant cafes, bars, restaurants, and shops, Hall Park, and reputable local schools, this home is perfect for first-time buyers, young families, or professionals alike.

Key Features:

- Lovingly updated and modernised by the current owners, this home boasts a warm and welcoming colour palette throughout, offering a truly move-in-ready opportunity.
- The spacious entrance hallway includes stylish built-in shoe storage
- The living room is beautifully decorated with a large front-facing window, flooding the space with natural morning light. A feature fireplace adds a cosy focal point to the room.
- The modern kitchen/diner features classic shaker-style units, ample worktop space, a double oven, and contemporary tiled flooring. This is a fantastic social space for entertaining and benefits from a stable-style side door leading directly into the garden.
- There are three well-proportioned bedrooms: the main bedroom overlooks the garden and includes stylish panelling, the second is a spacious double, and the third is currently set up as a home office, perfect for remote working.
- The house bathroom is sleek and modern, with a shower-over-bath setup and a stylish vanity sink unit.

External Features:

- To the front is a paved driveway offering ample off-street parking.
- The rear garden is a true showstopper, fully enclosed with fencing and side gate access. It boasts a stunning Indian stone patio, a well-maintained lawn with planted borders, and an additional shingle patio area edged with railway sleepers, ideal for relaxing or entertaining.
- The garden also benefits from a large garden shed, offering excellent storage.

This is a fantastic starter home in a prime location—book your viewing today and get ready to enjoy long, lazy summer days in this outstanding garden space!

Features

- SEMI DETACHED HOME • THREE BEDROOMS • KITCHEN / DINER • BEAUTIFULLY MODERNISED THROUGHOUT • STUNNING REAR GARDEN • CENTRAL HORSFORTH LOCATION • DRIVEWAY • EPC RATING:- D • COUNCIL TAX BAND:- B