

# HUNTERS®

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**Bletchley Way, Horsforth, LS18**

**Guide Price £600,000**

**Property Images**





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## Property Images





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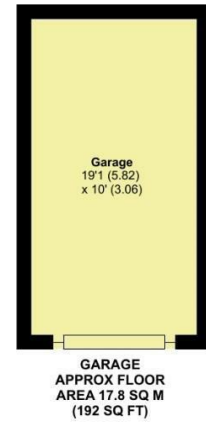
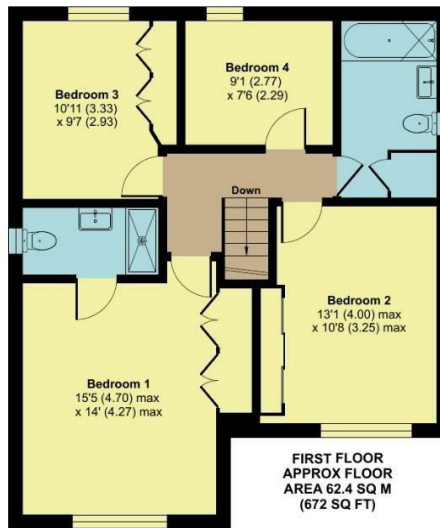
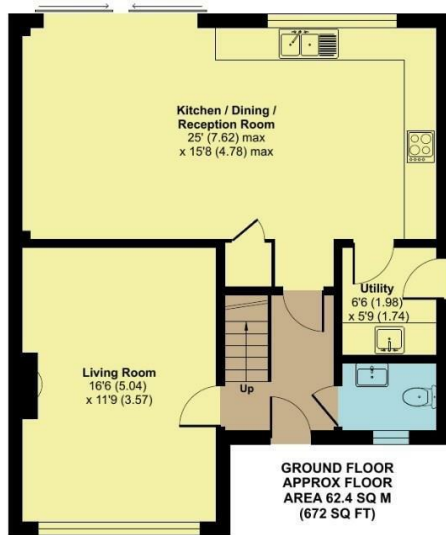
## Bletchley Way, Horsforth, Leeds, LS18

Approximate Area = 1344 sq ft / 124.8 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1536 sq ft / 142.6 sq m

For identification only - Not to scale

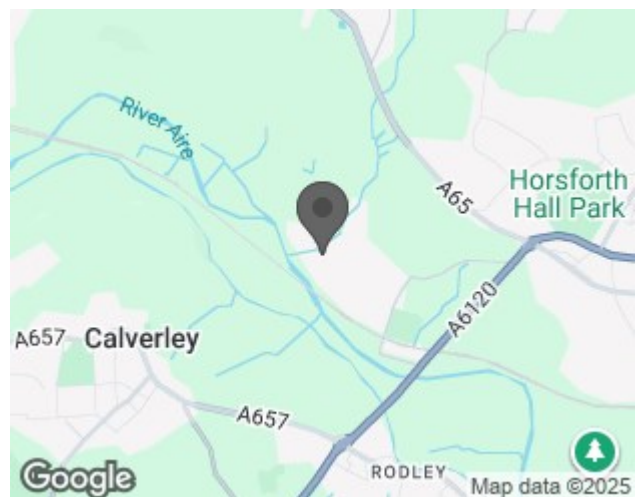


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1350145

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Map



### Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

### Bletchley Way, Horsforth – A Stunning Four-Bedroom Detached Family Home

Tucked away in the highly sought-after Horsforth Vale development, this beautifully presented four-bedroom detached home offers the perfect blend of modern family living, community spirit, and natural surroundings. Horsforth Vale has fast become one of the most desirable places to live in Leeds, thanks to its thoughtfully designed layout, and a strong sense of neighbourhood. With picturesque canal and riverside walks right on the doorstep, this location perfectly balances the best of semi-rural living with the convenience of being close to Horsforth's vibrant centre.

Residents here enjoy easy access to a local store, excellent schools, and superb transport links—ideal for commuters and families alike. Whether it's strolling along the canal, cycling through green spaces, or enjoying Horsforth's bustling cafes, restaurants, and community events, life in Horsforth Vale has something for everyone.

#### Key Features:

- A superbly presented, move-in ready detached home – Positioned on a fantastic plot within the highly regarded Horsforth Vale development, this property combines modern design with a welcoming atmosphere, offering buyers the chance to settle straight in without lifting a finger.
- Inviting entrance hallway with downstairs WC – A bright and spacious welcome to the home, setting the tone for the style and quality throughout.
- Generous lounge with feature fireplace – Overlooking the front of the property, this stylish living room offers the perfect retreat for relaxing evenings, with the focal fireplace adding warmth and charm.
- Stunning kitchen/dining/family room – the heart of the home – A sleek, modern space designed for both entertaining and everyday living. Fitted with high-quality integrated appliances, plenty of storage, and ample room for a dining table and family seating area, this is where family life comes together. French doors lead directly out to the rear garden, flooding the room with light and creating a wonderful indoor-outdoor flow.
- Practical utility room – A separate space to house laundry and everyday essentials, keeping the main kitchen clutter-free.
- Four excellent bedrooms – Each bedroom offers a generous layout, ideal for growing families or those needing flexible space for a home office or guest room. The master suite is particularly impressive, with fitted wardrobes, a large picture window drawing in natural light, and a stylish en-suite shower room.
- Modern house bathroom – A fresh and contemporary family bathroom complete with a shower-over-bath, providing comfort and convenience for busy households.
- Driveway and garage – Off-street parking for multiple vehicles, with access to the garage offering further storage or potential for workshop use.
- Attractive rear garden – A secure and private space, featuring a neat lawn and a patio area perfect for summer dining, children's play, or simply unwinding outdoors.

This home is immaculately presented and ready to move straight into—perfect for families looking for space, style, and an unbeatable location.

Don't miss your chance to be part of this thriving community—call today to book your viewing and make Bletchley Way your new home.

## Features

- DETACHED HOME • FOUR BEDROOMS • MASTER EN-SUITE • OPEN PLAN KITCHEN / DINER / FAMILY ROOM • SEPARATE SPACIOUS LOUNGE • HIGHLY SOUGHT AFTER HORSFORTH DEVELOPMENT • BEAUTIFULLY PRESENTED • DRIVEWAY / GARAGE • EPC RATING:- B • COUNCIL TAX:- F



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