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Brownberrie Crescent, Horsforth, LS18

Guide Price £600,000

Property Images



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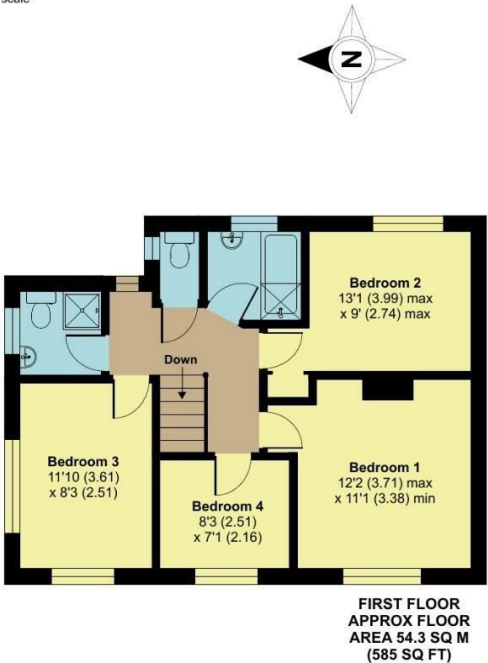
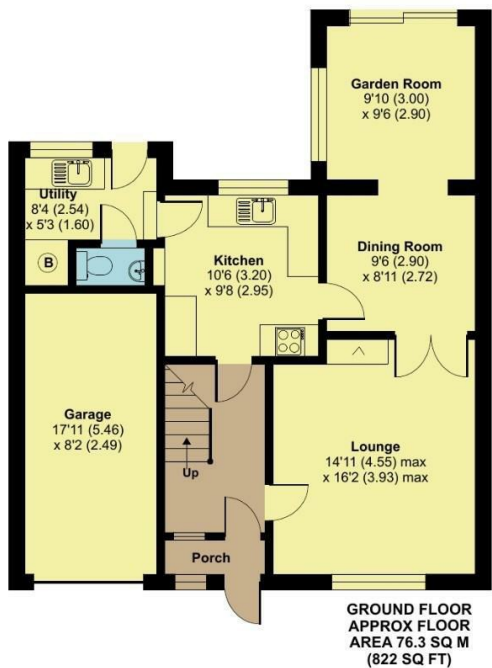
Property Images



Brownberrie Crescent, Horsforth, Leeds, LS18

Approximate Area = 1407 sq ft / 130.7 sq m (includes garage)

For identification only - Not to scale

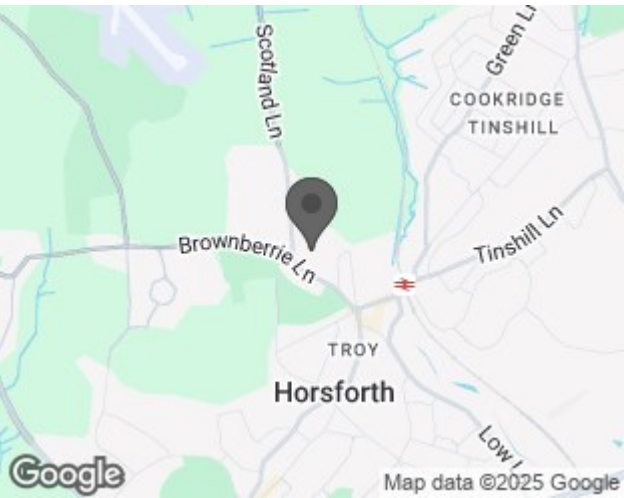


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1389075

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(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: 2 Receptions: 3 Tenure: Freehold

Summary

Brownberrie Crescent, Horsforth - Welcome to this superb, extended four-bedroom detached property, perfectly positioned on one of Horsforth's most sought-after streets. Located on the highly regarded Brownberrie Crescent, this home enjoys a beautiful residential setting close to excellent schools, parks, Horsforth Hall Park, and the vibrant amenities of Town Street. With easy access to Horsforth Train Station, highly regarded bus routes, and convenient links to Leeds Bradford Airport, this location offers the ideal blend of suburban tranquillity and commuter convenience.

Key Features:-

- **Endless Potential & Well-Maintained Throughout:** This family home offers clear potential to update, personalise, further extend (subject to planning permission), and add significant value, an exciting opportunity to create your forever family home.
- **Welcoming Entrance Hallway:** Bright hallway with useful understairs storage.
- **Spacious Living Room:** A generous lounge featuring fireplace and a large picture window, with double doors leading through to the dining area.
- **Practical Kitchen:** Well-appointed with ample storage and worktop space, enjoying views over the delightful rear garden.
- **Utility Room & Downstairs WC:** A fantastic addition for busy families, located just off the kitchen, this handy space includes a utility area, a convenient ground-floor WC, and direct access to the rear garden. Perfect for keeping the main home clutter-free, managing laundry, and providing an easy everyday entrance for children, pets, and outdoor gear.
- **Open-Plan Dining / Family Garden Room:** A superb, versatile family space ideal for relaxing, hosting, or everyday living. Flooded with natural light from patio doors that open directly onto the rear terrace, perfect for indoor-outdoor family life.
- **Four Well-Proportioned Bedrooms**
- **Spacious Landing:** Providing direct access to the loft.
- **Family Bathroom** with shower over the bath and separate WC.
- **Additional Shower Room**, ideal for busy households.
- **Front Garden & Driveway:** Off-street parking, a neatly lawned front garden with mature borders, and a driveway leading to the garage.
- **Beautiful Mature Rear Garden:** A truly charming outdoor space boasting mature trees, generous lawn, and a lovely patio area ideal for alfresco dining. With an open aspect and views across fields to the side, this garden offers a rare semi-rural feel while being just moments from central Horsforth.

This home was sold prior to coming to market. If you're searching for your next home, register your details with us and we'll help you find your perfect forever home

Features

- CHAIN FREE • EXTENDED DETACHED • FOUR BEDROOMS • SUPERB LOCATION • POTENTIAL TO FURTHER EXTEND AND ADD VALUE • EPC RATING:- D • COUNCIL TAX BAND:- D