



## 107 WEST END LANE, HORSFORTH

LEEDS, LS18 5ES

£1,250,000  
FREEHOLD

Green Meadow Cottage is a truly spectacular five-bedroom residence, located in one of the most prestigious postcodes in North Leeds — the highly sought-after area of Horsforth. Boasting a high specification throughout, this exceptional home offers the very best in elegance, style, and contemporary living, making it a rare opportunity to own a standout property in a prime location.

MONROE

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## 107 WEST END LANE,

- Beautifully presented five bedroom home
- Flooded with natural light throughout
- Modern open plan dining area
- Spacious utility room
- Walk in wardrobe
- Five spacious bedrooms
- Large bifold doors overlooking the beautifully landscaped garden
- Large kitchen with integrated appliances and ample storage
- Two stunning reception areas
- Three immaculately presented bathrooms



Strictly through the selling agent - Monroe Estate Agents. For sale off-market

A Stunning 200-Year-Old Detached Property in Horsforth – Sold Chain Free

This beautifully renovated 200-year-old detached home is situated on one of the most desirable roads in Horsforth. Surrounded by Green Belt land with picturesque farm views, the property offers exceptional privacy and tranquillity.

As you step through the entrance porch, you're welcomed by a spacious hallway with herringbone flooring. To the left is a bright and versatile second reception room with high ceilings, infrared panel heating, and access to the basement.

The main sitting room features a cast iron fireplace, bespoke built-in shelving and storage, and flows seamlessly into the heart of the home – the open-plan kitchen and dining area.

The Moores kitchen (fitted in 2023) is finished to an exceptional standard with quartz worktops and high-spec integrated appliances, including a Bosch dishwasher, separate full-height fridge and freezer, two Neff combi oven-microwaves, and a Stoves range-style cooker, all of which will be staying.

Heating & Smart Systems:

Underfloor heating in the kitchen/dining and main living areas, with three-zone thermostats.

Gas central heating upstairs and in the utility room/downstairs WC, controlled by a wireless thermostat.

Infrared heating panels in the second reception room and downstairs hallway, each with its own thermostat. All thermostats are app-connected and remotely controllable.

Also on the ground floor is a fully fitted, high-spec utility room, a separate WC for convenience, and a practical dog shower.

Upstairs, the primary bedroom includes a Juliette balcony overlooking the south-facing garden, a stylish walk-in wardrobe, and a luxurious en suite with double vanity sinks, a walk-in overhead waterfall shower, and a freestanding bath, main bathroom installed 2021, others in 2022).

The first floor also offers additional double bedrooms – one with its own en suite – plus a spacious family bathroom.

Externally, the property offers ample gated parking to the front, access to an integral garage, and a south-facing garden that is ideal for entertaining. The overall plot is approximately one-third of an acre.

## Key Features & Renovations:

- Sold chain free.
- West End Primary School – just a short walk away
- Two-storey extension with new kitchen, full internal renovation, all new plumbing and rewiring.
- Outdoor side paved and new stone wall built.
- Integral garage and gated driveway.
- Dog shower installed downstairs.
- This is a rare opportunity to own a beautifully restored period home offering contemporary luxury and exceptional privacy in one of Horsforth's most desirable locations.

## REASONS TO BUY

- Modern open plan dining area
- Beautifully presented five bedroom home
- Underfloor heating
- High specification kitchen
- Flooded with natural light throughout
- Walk in wardrobe
- Large bifold doors outlooking the beautifully landscaped garden
- Two stunning reception areas
- Three immaculately presented bathrooms
- Amenity Rich Location

## ENVIRONS

This property is conveniently situated in Horsforth, a town rich with history, stunning parks and a vibrant community. Horsforth High Street boasts an array of

amenities including monthly farmers markets, independent shops, several microbreweries and top-quality restaurants. Located within an excellent school catchment and surrounded by an abundance of sporting facilities such as Horsforth golf club, tennis club, cricket green, rugby pitch and skate park, there really is something for everyone. For commuters, Horsforth Train Station offers services which include Leeds City centre, Harrogate and York.

## SERVICES

We are advised that the property has mains water, mains electricity, gas and oil tanks.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents

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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

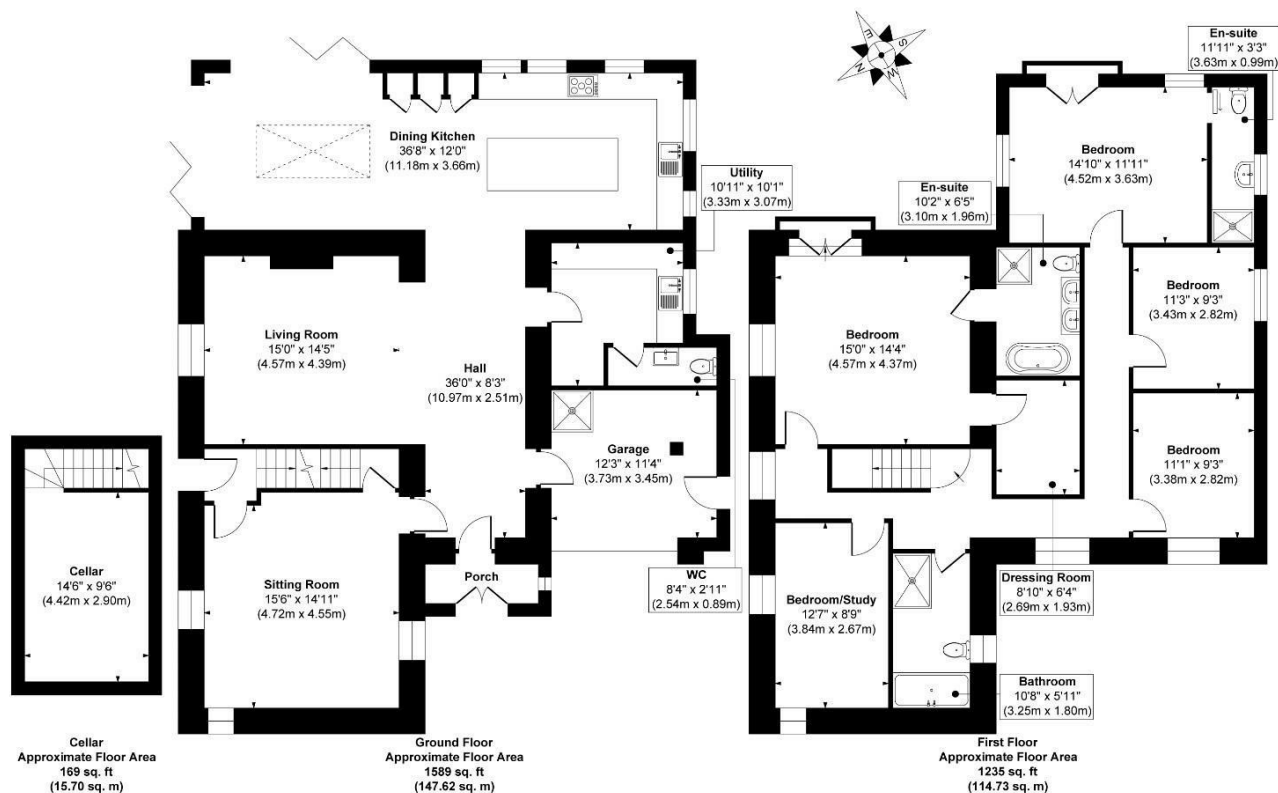
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2993.00 sq ft

**Tenure** – Freehold

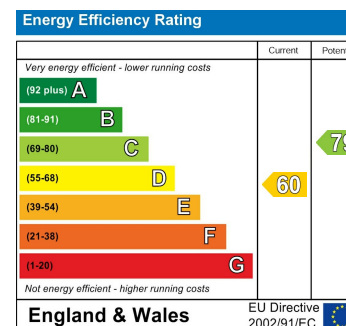
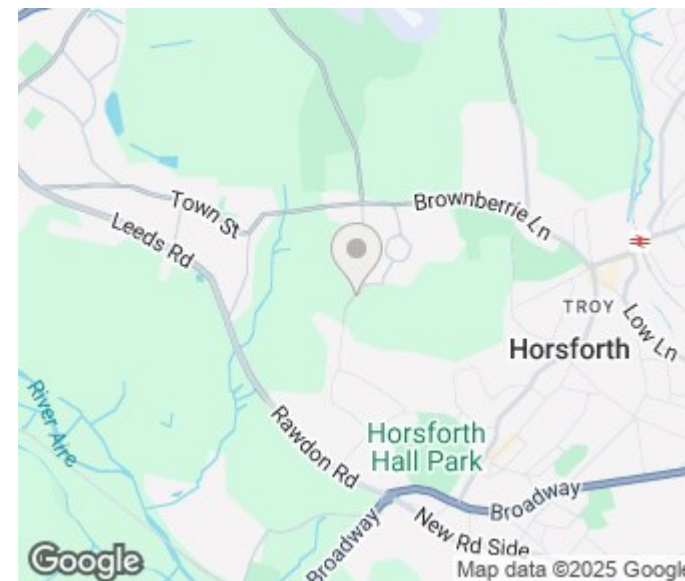




**Approx. Gross Internal Floor Area 2993 sq. ft / 278.05 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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