



The White House, Grange Close, Horsforth, LS18 5EH





# Key Features

- An iconic detached family home
- Set at the head of a cul-de-sac
- Living room with floor to ceiling windows
- Two further reception rooms
- Principal bedroom with ensuite and dressing room
- Four/five further double bedrooms
- Two roof terraces
- Integral garages plus outbuildings
- Sought after location off Hall Lane
- No onward chain



*A rare opportunity to acquire an iconic family home in one of Horsforth's most sought after locations, just off Hall Lane, and offered with no onward chain.*









The White House sits proudly at the head of a quiet cul-de-sac, approached via a generous gated driveway that provides an impressive sense of arrival.

A glazed entrance porch opens into a spacious hallway with double doors leading to the light filled living room, featuring floor to ceiling windows overlooking the private rear garden. The ground floor also offers a formal dining room, large enough to accommodate a substantial dining suite, an additional sitting room and a modern, well-appointed kitchen.

Flooded with natural light from windows on two sides, the kitchen is fitted with a range of contemporary units and complementary worksurfaces. Integrated Neff appliances include an induction hob, two electric ovens, a dishwasher and a microwave (none of which have been tested) with ample space for an American style fridge/freezer and a dining area.

A useful utility room, accessible from both inside and outside the property, leads through to two garages and the boiler room.

From the hallway, a staircase rises to a bright first floor landing, enhanced by a large feature window. The principal bedroom is positioned at the rear and benefits from a sun lounge, a recently fitted ensuite shower room and a walk-in wardrobe with a discreet door leading to further storage. There are three additional well proportioned double bedrooms and a contemporary house bathroom with a freestanding bath. A hallway gives access to a roof terrace enjoying views across both the front and rear of the property.

A further staircase leads to the second floor, comprising a useful storage room, a modern shower room and another generous double bedroom with doors opening onto a decked roof terrace, ideal for a hot tub. This floor also offers an additional utility room and a sitting room/bedroom with far reaching views across Leeds.

Externally, the property sits within a generous plot, surrounded by established gardens and extensive parking on the gravelled driveway. The gardens are predominantly laid to lawn, with a decked area to the rear perfect for outdoor dining and entertaining. Within the gated grounds is an outbuilding suitable as a workshop or easily adapted into an additional garage. A further separate garage is located in a nearby block.

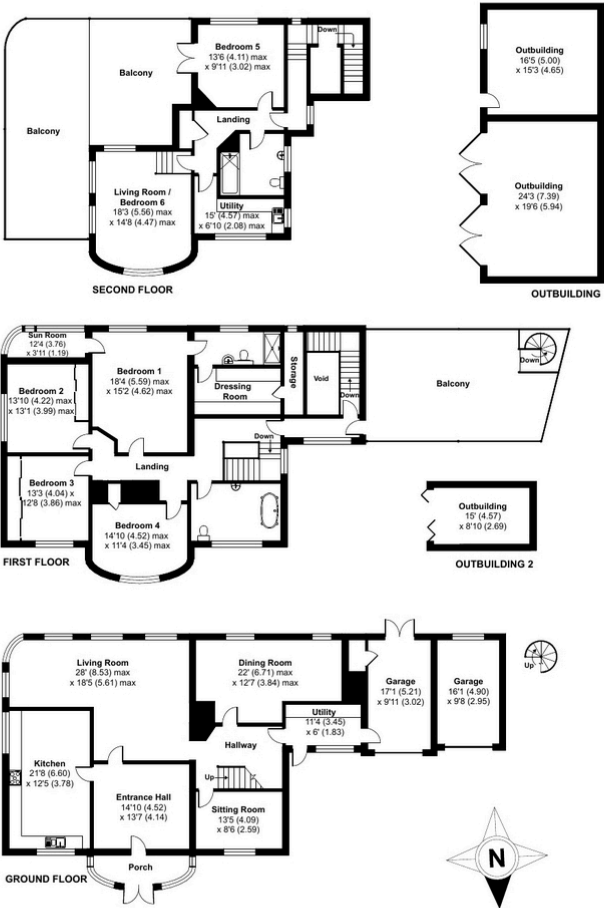
The White House is ideally positioned in Horsforth, a vibrant community known for its stunning parks, excellent amenities and strong local character. Horsforth Town Street offers a wide range of facilities including a supermarket, independent shops and boutiques, cafés and restaurants. The property is convenient for highly regarded schools of all ages and a variety of sporting amenities including Horsforth Golf Club, tennis club, cricket ground, rugby pitch and skate park. For commuters, Horsforth Train Station provides regular services to Leeds City Centre, Harrogate and York.

Services: We are advised that the property benefits from broadband, mains water, electricity, drainage and gas.



Grange Close, Horsforth, Leeds, LS18

Approximate Area = 4134 sq ft / 384 sq m (excludes void)  
Garages = 351 sq ft / 32.6 sq m  
Outbuildings = 878 sq ft / 81.5 sq m  
Total = 5363 sq ft / 498.2 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 Butler Ridge. REF: 1386658

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<div>57</div>	<div>73</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold  
Council Tax Band: G  
Council Authority: Leeds City Council

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