



Room 1, Flat 3 195 Broadgate Lane, Horsforth, Leeds, Yorkshire, LS18

AVAILABLE 1st September 2025

A double bedroom to rent in a shared, two bedroom, upper storey flat in Horsforth. The property is fully furnished and is conveniently located less than a mile from Town Street, which contains local bars, shops and restaurants.

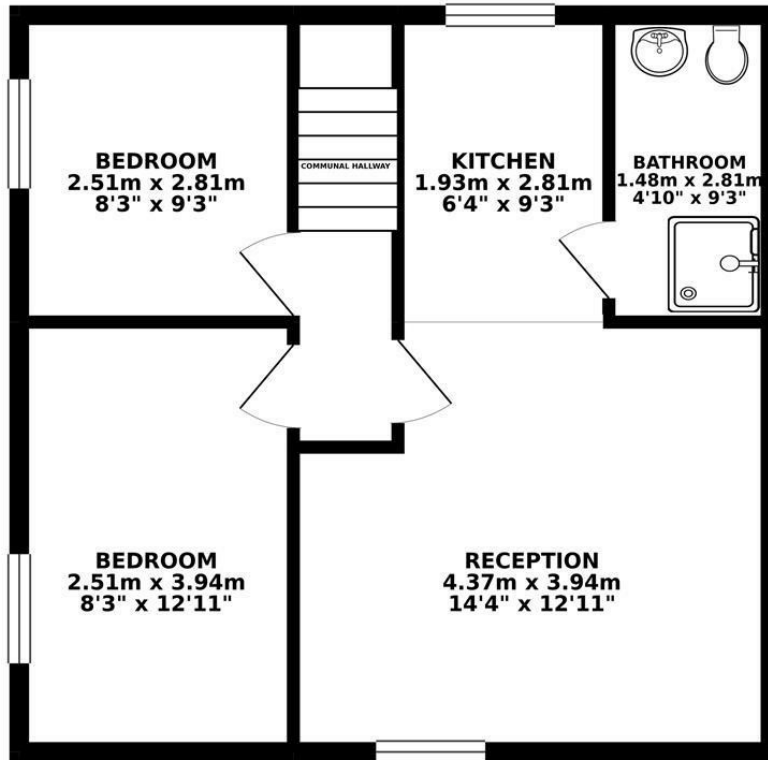
Double glazing, fitted carpets and a recently fitted modern kitchen are included, with on street parking available and bus routes right from the doorstep.

Horsforth is an ideal location for students studying at Leeds Trinity University or professionals looking for a popular, vibrant suburb of Leeds.

- Room in a Shared Flat
- Students or Professionals
- Excellent Location
- Close to Transport
- Close to Supermarket
- On Street Parking

£450 Per month


GROUND FLOOR 46.44 sq. m.
(499.87 sq. ft.)



TOTAL FLOOR AREA : 46.44 sq. m. (499.87 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	56	74
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		