



Troy Mill Cottage

Troy Road, Horsforth, LS18 5QN

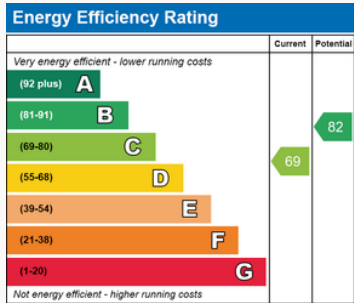
Introduction

Tucked away in a peaceful, leafy setting yet just moments from the vibrancy of central Horsforth, Troy Mill Cottage is a truly individual detached residence offering a seamless balance of tranquillity and convenience. With woodland and a beck providing a picturesque backdrop, this beautifully modernised four-bedroom home is perfectly positioned for access to highly regarded schools, Horsforth Train Station, and commuter links into Leeds.

PROPERTY TYPE	Detached
BEDROOMS	4
RECEPTION ROOMS	3
BATHROOMS	3 + WC

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	Rating C with B potential



Key Features

- Detached home in tranquil woodland setting
- Moments from central Horsforth and station
- Stylish open-plan kitchen with terrace views
- Versatile layout with three reception rooms
- Four double bedrooms, two with en-suites
- Principal suite with woodland vista windows
- Beautiful gardens, terrace, and EV charging
- Modern luxury meets heritage character throughout
- EPC C: - Council Tax: C







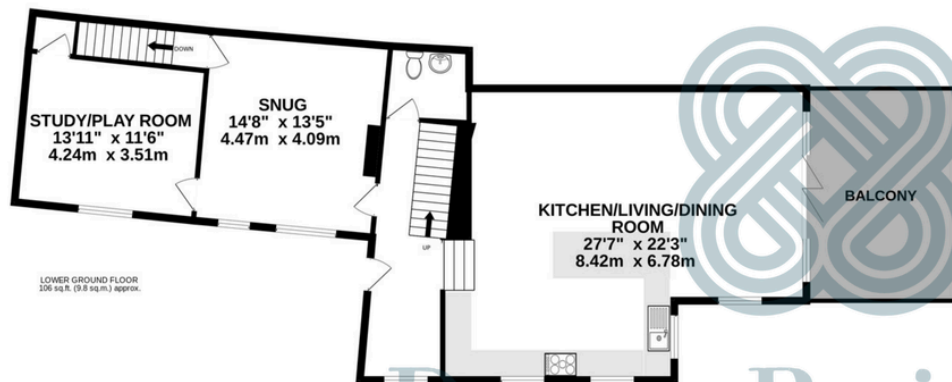
AREA GUIDE

The area around Troy Road in Horsforth offers a peaceful residential setting with excellent access to amenities in both Horsforth and nearby Cookridge. It's ideally located for families, with a range of highly regarded primary and secondary schools close by. Residents also enjoy convenient access to local shops, parks, and leisure facilities. Horsforth Train Station is just minutes away on foot, where you will find quick connections to Leeds City Centre, Harrogate, York as well as Leeds-Bradford airport being moments up the road for those who need to commute or holiday abroad.

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|---|--------------------------------------|--|
| ● Horsforth Train Station - 0.16 miles | ● West Brook Lane Primary 0.62 miles | ● A6120 Ring Road - 0.91 miles |
| ● Leeds Bradford Airport - 2.45 miles | ● St Margarets Primary - 0.58 miles | ● Cookridge Hall Leisure and Golf - 1.25 miles |
| ● Horsforth High School - 0.57 miles | ● Morrisons - 0.61 miles | ● Kirkstall Abbey - 1.94 miles |
| ● Leeds Trinity University - 0.72 miles | ● Hall Park - 0.95 miles | ● Leeds City Centre - 5.10 miles |

GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.

1ST FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2380 sq.ft. (221.1 sq.m.) 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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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.

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