



North Broadgate Lane

Horsforth, LS18



# Introduction

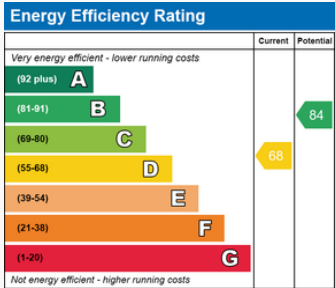
Substantial three-bedroom semi-detached home, set in the heart of Cookridge. Recently updated with a full re-plaster, new boiler, and complete re-wire, the property is ready for its next chapter – offering modern comfort alongside exciting scope for extension to the side, rear, or into the loft (subject to planning consent).

This home will appeal to first-time buyers and young families alike, with everyday amenities, shops, schools, and transport links just a short walk away.

PROPERTY TYPE	Brick Built Semi-detached
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	1

# Property Information

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





# Key Features

- Attractive and well positioned three bed home
- New boiler installed Jan 2023 with warrenty to 2029
- Full rewire 2023 with EIRC cert
- Replastered throughout with netural decor for a clean/bright finish
- Large loft with scope for future conversion, subject to the necessary permissions
- Sun-catching enclosed rear garden
- Detached garage with updated roof and driveway parking for 2-3 cars
- EPC: D with B potential /Council Tax: D



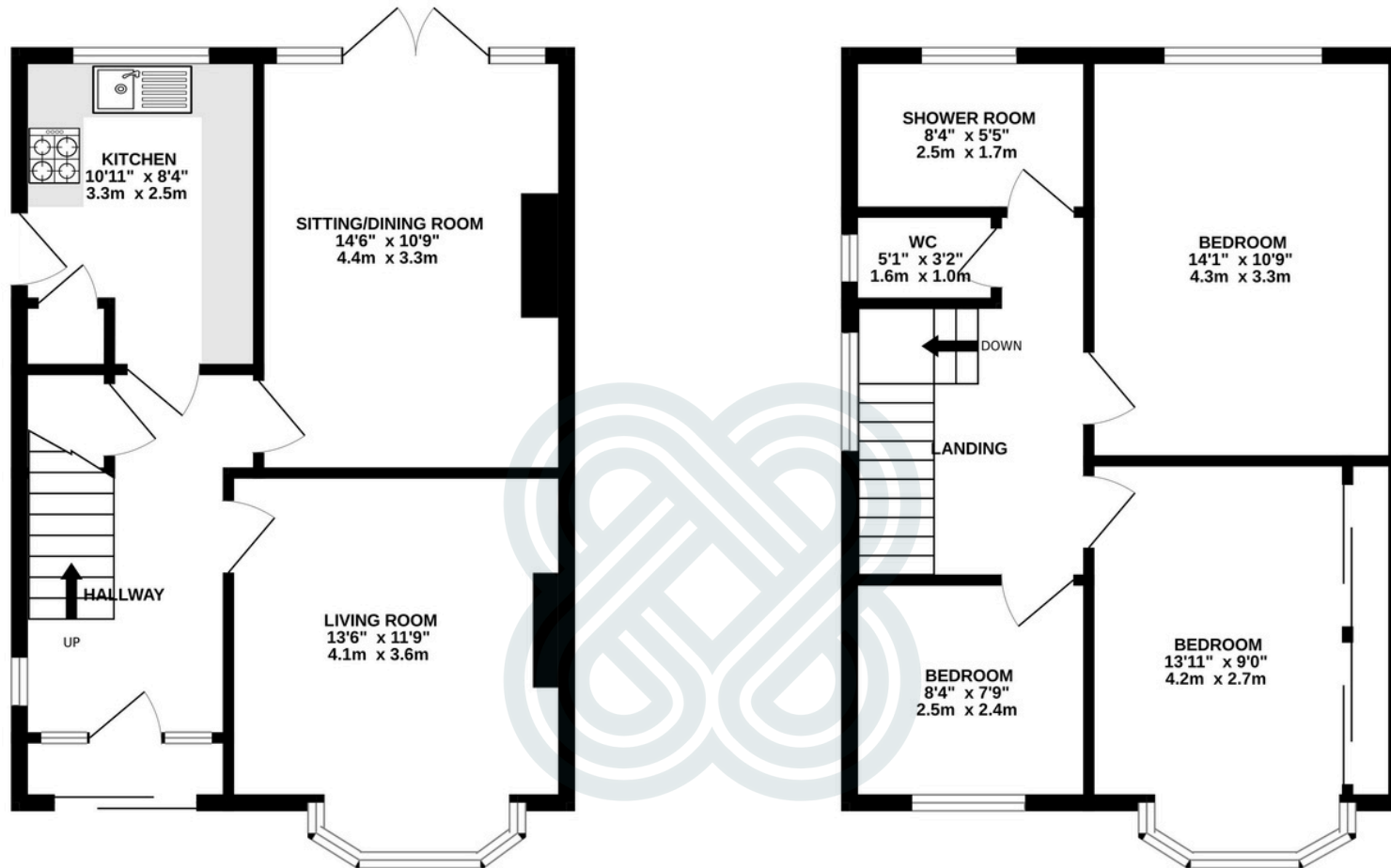












# Domus Residential

TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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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 to 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.