





## An opportunity to own this four bedroom period stone built Victorian home.

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**T**his well designed, stone Victorian family home, boasts a beautifully enclosed garden to the rear with flagged terrace and walk way down the middle, leading to rear of the garden, where you benefit from the garden room. Parking for multiple cars to the front with electric gates and a detached garage.

Located in one of the most convenient areas of Horsforth, close by to a wide range of excellent local amenities. Local Primary school, Broadgate Primary is on the same road and is rated good from Ofsted.













Upon entering this semi-detached home, you are welcomed by an light-filled entrance hall that sets the tone for the rest of the home. Following on you are met by the hallway where you have access to all the ground floor rooms and stairs leading to the first floor landing.

To the front of the property you have the kitchen that has wall and base units with free standing appliances, the kitchen really has a cottage feel to the property, which adds to the character of the property. From here you have three other reception rooms with one being a sun room that leads onto the rear garden.

The first floor of this property boasts, two double bedrooms, shower room that has it's own access and access through one bedroom and also you benefit from a family bathroom. One bedroom has built in wardrobes.

To the second floor of the property you have another two double bedrooms, one with a free standing bath to admire the amazing views out the back of the property.

Going outside to the property you have a garden that tells multiple stories as you make your way down to the bottom. At the top of the garden you have a stone patio area, then a lawned garden with a path down the middle and flower beds to the perimeter, where you are met with a second patio area to benefit from the sun's position. You also have a garden room that has multiple functions. The garden doesn't stop there, you have another section after the garden room, which is perfect for a vegetable plot or another flower display.



## Transport links

- Horsforth railway station is in close proximity and also you have access to Kirkstall forge railway station that is also only approx 2 miles.
- Great bus routes that provide access to local villages and towns.
- Leeds & Bradford airport is located approximately 4 miles from the property, offering easy access to your vacation destinations.



4



2



Garage &  
Driveway



Council Tax = E



3



Freehold



Semi-Detached



E



2,614 SQFT



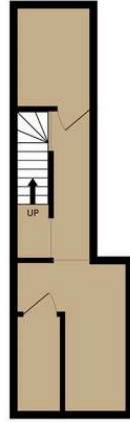




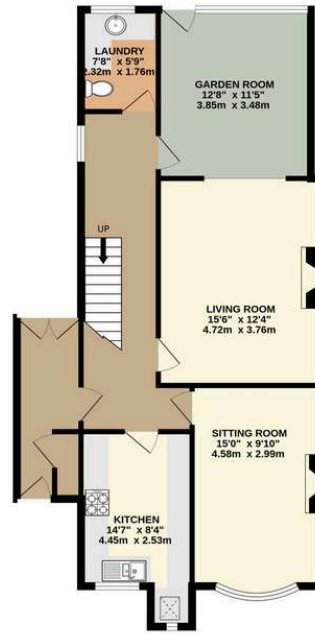
OUTBUILDINGS  
492 sq ft (45.7 sq.m.) approx.



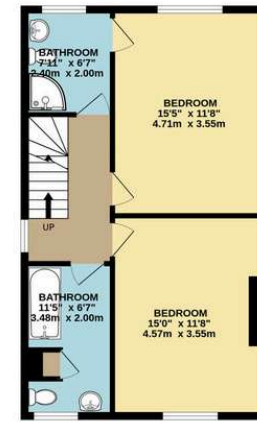
BASEMENT  
215 sq ft (19.9 sq.m.) approx.



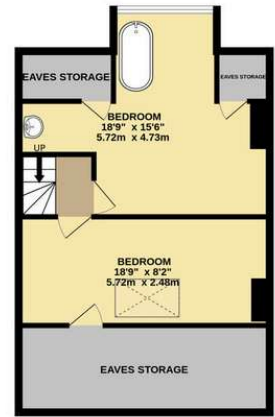
GROUND FLOOR  
837 sq ft (77.7 sq.m.) approx.



1ST FLOOR  
547 sq ft (50.5 sq.m.) approx.



2ND FLOOR  
524 sq ft (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 2614 sq.ft. (242.8 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.