



**Brownberrie Lane, Horsforth Leeds LS18 5SB**

**welcome to**

**Brownberrie Lane, Horsforth Leeds**

A spacious and well cared for FOUR bedroom semi-detached family home in a great Horsforth location. GATED DRIVEWAY & single detached GARAGE! THREE Reception rooms. Well maintained gardens to both front and rear. Internal viewing is highly recommended to appreciate the accommodation on offer.



## **Brownberrie Lane**

A fantastic four bedroom, semi-detached family home located in a much sought after location of Horsforth. The property itself has spacious and versatile accommodation throughout which briefly comprises; Entrance hall, spacious lounge with bay window, dining room with glass doors to the garden, fitted kitchen, versatile breakfast room and downstairs cloakroom all to the ground floor. To the first floor the landing provides access to the loft, four good sized bedrooms and the house bathroom. The property benefits from a gated, block paved driveway which leads to a single detached garage providing ample off street parking and storage. There is also an electric car charger point at the side of the property. Well maintained gardens to both front and rear which mature borders.

Brownberrie Lane is close to local amenities of Station Road, great transport links including Horsforth train station and within catchments of well regarded primary and high schools, Trinity & All Saints College is just up the road for those with teenagers looking for further education. Leeds & Bradford Airport is only 1.9 miles away for those who wish to travel further. There are also plenty of lovely walks surrounding.

## **Ground Floor**

### **Entrance Hall**

Door to the front opens into a welcoming hallway with attractive wooden flooring, radiator, stained glass window to the front and stairs leading to the first floor.

### **Downstairs Cloakroom**

A useful downstairs cloakroom for busy family life with WC, wash basin, wooden flooring, window to the side and useful cupboard

## **Lounge**

14' 11" max x 13' 4" ( 4.55m max x 4.06m )

A good sized lounge with neutral decor, gas fireplace with attractive surround, wooden flooring, curved radiator, ceiling coving and bay window to the front allowing ample natural lighting.

## **Dining Room**

11' 6" x 14' 1" ( 3.51m x 4.29m )

A second good sized reception room which is versatile in use for your needs, currently being used as dining room with a gas fire place with surround, radiator and French doors opening out on to the rear garden.

## **Kitchen**

10' 4" x 6' 10" ( 3.15m x 2.08m )

The fitted kitchen features a range of wall and base units with Quartz worktops over, Belfast sink with mixer tap, space for Rangemaster style stove and hob, integrated washing machine, tumble dryer and dishwasher. Wooden flooring, down lights, extractor and window to the rear with views over the garden.

## **Breakfast Room**

10' 9" x 11' 3" ( 3.28m x 3.43m )

A versatile room which has previously been used as a playroom, currently as a 'snug' with wooden flooring, radiator, window and door to the side.

## **First Floor**

### **Landing**

With stairs from the ground floor, access to the part boarded loft with a pull down ladder, window to the side.

### **Bedroom One**

14' 2" x 11' 2" max ( 4.32m x 3.40m max )

A double bedroom with neutral decor, space for free standing furniture, radiator and window to the rear

### **Bedroom Two**

13' 4" x 10' 5" max ( 4.06m x 3.17m max )

A second double bedroom with useful integrated wardrobes, radiator and window to the front

### **Bedroom Three**

10' x 7' 8" ( 3.05m x 2.34m )

A good sized single bedroom with laminate flooring, radiator and window to the front

### **Bedroom Four**

10' 9" x 6' 5" ( 3.28m x 1.96m )

A second good sized single bedroom with laminate flooring, radiator and window to the rear

## **Bathroom**

A fully tiled modern bathroom with free standing bath, walk in shower cubicle, low flush wc, wash basin, electric anti mist mirror, heated towel rail, extractor and window to the window to the side.

## **Outside**

To the front of the property there is a generous block paved, gated driveway allowing ample off street parking. Which in turn leads to a single detached garage. There is also an electric car charger port.

There is a garden to the front, laid to lawn with mature borders.

To the rear is a generous garden mainly laid to lawn with mature borders and ideal space for families.



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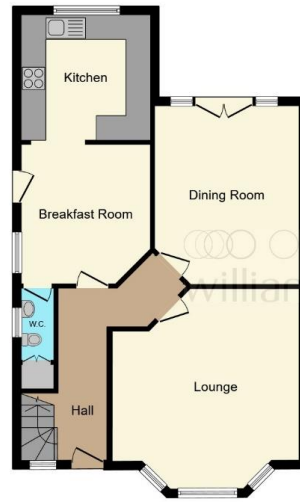
welcome to

## Brownberrie Lane, Horsforth Leeds

- Four Bedroom Semi-detached Family Home
- Gated Driveway & Detached Garage
- Generous Rear Garden
- Three Reception Rooms
- Great Horsforth Location

Tenure: Freehold EPC Rating: D

**£475,000**



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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