



**Brownberrie Drive, Horsforth Leeds LS18 5PP**

**welcome to**

**Brownberrie Drive, Horsforth Leeds**

Located in such a sought after area of Horsforth is this extended FOUR bedroom family home. Benefiting from a generous DRIVEWAY and rear garden. Versatile accommodation throughout. Modern & stylish kitchen with bi-fold doors. Cosy lounge with log burner!



## **Brownberrie Lane**

An extended four bedroom family home in a much sought after area of Horsforth, close to local amenities, good schools and transport links including Horsforth train station. The home itself offers ready to move into, versatile accommodation which briefly comprises; Entrance porch, hallway, cloakroom, lounge with log burner, modern kitchen/dining area with triple bi-fold doors, sun room and utility all to the ground floor. The first floor offers three double bedrooms - one with an ensuite, a fourth single bedroom which is ideal as a home office and the modern house bathroom.

The property benefits from a generous block paved driveway to the front with electric charging point, a gate allows access to the rear where you can find a private and enclosed garden with lawn area and decking area ideal for families and those who love to entertain.

## **Ground Floor**

### **Entrance Porch**

Door to the front opens into the porch which is an ideal space for coats and shoes and internal door opens to;

### **Entrance Hallway**

A bright and airy hallway with vinyl flooring and stairs leading up to the first floor

### **Cloakroom**

A useful downstairs cloakroom with low flush WC, wash basin, heated towel rail and window to the front

### **Lounge**

11' 5" x 11' 1" ( 3.48m x 3.38m )

A lovely sitting room with attractive wood flooring, log burner with wooden lintel, built in cupboards and shelves to the alcove, radiator and bay window to the front

## **Kitchen / Diner**

20' 9" x 12' 10" ( 6.32m x 3.91m )

The heart of the family home with a range of modern and stylish wall and base units with complementary work surfaces over with matching upstands and inset sink unit with mixer tap. A range of integrated appliances include; dishwasher, oven, microwave and electric hob. Space for large fridge freezer, breakfast bar, vinyl flooring and radiator.

There is ample space for a dining table and chairs as well as seating area, window to the side and triple bi-fold doors allow ample natural lighting and access to the rear garden.

## **Play Room**

10' 4" + recess x 13' 6" ( 3.15m + recess x 4.11m )

A versatile reception room, currently being used as a play room with vinyl flooring, shelves built into the alcoves, radiator and internal glass doors into the;

## **Sun Room**

9' 10" x 9' 5" ( 3.00m x 2.87m )

Another versatile space to this home with glass roof and window to the rear allowing ample natural lighting.

## **Utility Room**

7' 7" x 4' 9" ( 2.31m x 1.45m )

Wall units, plumbing for washing machine and dryer, wall mounted boiler, useful understair storage and door to the side

## **First Floor Landing**

With stairs from the ground floor, window to the front and pull down ladder allowing access to the boarded loft

## **Bedroom One**

10' 1" x 9' 5" ( 3.07m x 2.87m )

A double bedroom with neutral decor, useful integrated wardrobes, radiator and window to the rear

## **Ensuite**

An ensuite with shower cubicle, wash basin, WC, skylight, heated towel rail and tiled flooring

## **Bedroom Two**

12' 5" x 9' 7" ( 3.78m x 2.92m )

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

## **Bedroom Three**

12' 3" x 11' 7" ( 3.73m x 3.53m )

A third good sized double bedroom with radiator and window to the rear

## **Bedroom Four**

7' 3" x 6' 8" ( 2.21m x 2.03m )

A good sized single bedroom, currently being used as a home office with radiator and window to the front

## **Bathroom**

A modern family bathroom with bath. walk in shower cubicle, wc, vanity wash basin, heated towel rail, part tiled walls and tiled flooring.

## **Outside**

To the front of the property there is a generous block paved driveway allowing off street parking for several cars, fence and wall border, electric car charger point and gated access to the rear.

To the rear is a private and enclosed garden with garden laid to lawn, a generous raised decking area which is ideal for seating and BBQs great for those who love to entertain.



**view this property online** [williamhbrown.co.uk/Property/HFT106556](http://williamhbrown.co.uk/Property/HFT106556)



welcome to

## Brownberrie Drive, Horsforth Leeds

- Four Bedroom Semi-detached Home
- Generous Block Paved Driveway
- Private & Enclosed Rear Garden
- Modern & Stylish Accommodation
- Great Horsforth Location

Tenure: Freehold EPC Rating: C

**£590,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFT106556](http://williamhbrown.co.uk/Property/HFT106556)



Property Ref:  
HFT106556 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 258 3476**



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,  
West Yorkshire, LS18 4QB



**williamhbrown.co.uk**