



**Broadway, Horsforth Leeds LS18 4HQ**



**welcome to**

**Broadway, Horsforth Leeds**

\*GUIDE PRICE £350,000 - £375,000\* Internal viewing is highly recommended to appreciate the accommodation on offer with this EXTENDED - FIVE BEDROOM semi-detached home! Gated driveway and private, enclosed gardens to three sides. Great Horsforth location!



## Broadway

An extended five bedroom semi-detached family home located in a popular Horsforth residential area, close to good transport links and good schools. The home offers ready to move into accommodation which is spacious throughout and briefly comprises; Entrance hallway, good sized lounge, separate dining room, spacious fitted kitchen, double bedroom with ensuite all to the ground floor. The first floor offers four good sized bedrooms one with an ensuite shower room.

Outside the property benefits from a gated driveway to the front providing ample off street parking. A wrap around garden to three sides providing lawned areas and paved patio and decking seating areas. Internal viewing is highly recommended to appreciate the size and scope of accommodation on offer.

## Ground Floor

### Entrance Hallway

Door to the front opens into the hallway with stairs leading to the first floor

### Living Room

13' 1" x 12' 5" max ( 3.99m x 3.78m max )

A good sized lounge with neutral decor, laminate wood flooring, radiator and window to the front

### Dining Room

11' 9" x 11' 11" ( 3.58m x 3.63m )

A useful second reception room with neutral decor, laminate wood flooring, radiator and window to the front

### Kitchen

7' 11" x 15' 7" ( 2.41m x 4.75m )

The fitted kitchen features a range of wall and base units with laminate worktops over, breakfast island including seating, sink with mixer tap. Double wall mounted oven, induction hob, integrated fridge freezer, washing machine and dishwasher. Tiled flooring, radiator, useful pantry and glass doors opening out to the rear. There is a door to the side that allows access to the side porch

## Side Porch

To the side of the property there is this useful space with glass windows to two sides and door to the rear

## Bedroom Four

10' 2" x 8' 5" ( 3.10m x 2.57m )

A double bedroom to the ground floor with neutral decor, laminate flooring, integrated wardrobe, radiator and double doors opening to the rear.

## Ensuite

The spacious ensuite provides; bath with shower over, wash basin, wc, tiled flooring, radiator and window

## First Floor Landing

With stairs from the ground floor and window to the side

## Bedroom One

12' 4" max x 10' 3" ( 3.76m max x 3.12m )

A good sized double bedroom with neutral decor, laminate flooring, radiator and window to the front

## Bedroom Two

11' 9" x 11' 9" ( 3.58m x 3.58m )

A second double bedroom with neutral decor, laminate flooring, radiator and window to the front

## Bedroom Three

9' 7" x 8' 9" ( 2.92m x 2.67m )

Laminate flooring, useful integrated wardrobe, radiator and window to the rear. Access to the ensuite

## Ensuite Shower Room

A modern ensuite with walk in shower cubicle, wash basin, wc, laminate flooring, radiator and window

## Bedroom Five

11' 1" x 7' 8" ( 3.38m x 2.34m )

A good sized bedroom with carpet, radiator and window to the rear

## House Bathroom

The bathroom comprises; Bath, shower cubicle, wc, wash basin, radiator, tiled flooring and window to the rear

## Outside

The front of the property benefits from a gated driveway providing off street parking. There is also a good sized garden laid to lawn with patio area ideal for seating. Enclosed with fence borders.

To the rear there is a private and enclosed further grassed area with garden shed, and a raised decking area providing lovely seating area.



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## Broadway, Horsforth Leeds

- Extended Semi-detached Home
- Gated Driveway to Front
- Good Sized Enclosed Gardens
- Downstairs Bedroom with Ensuite
- Four Good Sized Bedrooms to the First Floor

Tenure: Freehold EPC Rating: E

guide price

**£350,000 - £375,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**0113 258 3476**



[Horsforth@williamhbrown.co.uk](mailto:Horsforth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**