



Broadgate Drive, Horsforth Leeds LS18 5QA

welcome to

Broadgate Drive, Horsforth Leeds

Guide Price £280,000 - £290,000 This beautifully presented home is sure to appeal to a wide range of buyers, offering ready-to-move-into accommodation with a driveway to the front and a spacious, enclosed south-facing garden. Ideally located in a highly regarded residential area of Horsforth.



Broadgate Drive

Broadgate Drive is located in a highly sought-after residential area of Horsforth, offering easy access to a range of local amenities, well-regarded schools, and excellent transport links. This attractive home is ideal for a variety of buyers and provides stylish, ready-to-move-into accommodation. The ground floor comprises a welcoming entrance hallway, a generously sized lounge, and a spacious kitchen diner perfect for family living and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a modern house bathroom. Outside, the property benefits from a driveway to the front providing off-street parking for two vehicles, while the rear boasts a delightful south-facing garden—ideal for families, entertaining, or simply relaxing in the sun.

Ground Floor Entrance Hallway

A side door opens into a bright and welcoming entrance hallway, featuring stylish laminate wood flooring, radiator, a side-facing window that brings in natural light, and a staircase leading to the first floor.

Lounge

12' 3" x 11' 1" (3.73m x 3.38m)

A generously sized lounge featuring sleek laminate wood flooring, a central heating radiator, and a rear-facing window offering lovely views over the garden.

Kitchen Diner

18' 4" x 9' 7" (5.59m x 2.92m)

This modern and stylish kitchen diner boasts a sleek range of white gloss wall and base units, complemented by laminate work surfaces. The design incorporates a stainless steel sink with mixer tap and an integrated induction hob. A suite of built-in appliances includes a fridge freezer, washing machine, and dishwasher. Additional features include a handy pantry space, attractive laminate wood flooring, a radiator, and windows to both the front and rear, allowing for plenty of natural light. There's also ample room for a dining table and chairs, making it perfect for both everyday living and entertaining.

Door to rear porch which allows access to the garden.

Rear Porch

Door to the garden and useful storage

First Floor Landing

Stairs from the ground floor, useful linen closet and window to the side.

Bedroom One

9' 3" x 12' 3" (2.82m x 3.73m)

A well-proportioned double bedroom featuring built-in wardrobes for convenient storage, a radiator for comfort, and a rear-facing window that fills the room with natural light.

Bedroom Two

9' 7" x 7' 9" (2.92m x 2.36m)

A second spacious double bedroom, complete with built-in wardrobes for added storage, a radiator for comfort, and a rear-facing window that brings in plenty of natural light.

Bedroom Three

10' 4" x 6' 6" (3.15m x 1.98m)

A generously sized third bedroom featuring a built-in wardrobe and integrated desk—ideal for study or work—along with a radiator and a front-facing window that brings in natural light

Bathroom

The bathroom is fitted with a modern suite comprising a bath with overhead shower and glass screen, a low flush WC, and a wall-mounted wash basin. Additional features include a heated towel rail, stylish tiled flooring and walls, and dual-aspect windows to the front and side, allowing for plenty of natural light.

Outside

To the front, the property benefits from a driveway providing ample off-street parking.

At the rear, you'll find a generous and beautifully maintained south-facing garden, mainly laid to lawn and bordered by mature fencing and hedging for added privacy. A raised decking area and a paved patio offer ideal spaces for outdoor seating and entertaining. The garden also includes a useful storage outbuilding and a garden shed, perfect for keeping tools and equipment neatly tucked away

Agents Notes

- The boiler was fitted in July 2022 with a 10 year warranty



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Broadgate Drive, Horsforth Leeds

- *Guide Price £280,000 - £290,000*
- Offered with NO CHAIN
- Spacious Three Bedroom Home
- Ready to Move into Accommodation
- Generous Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B



guide price

£280,000 - £290,000

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



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Property Ref:
HFT107141 - 0003

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