



Parkside, Horsforth Leeds LS18 4DJ

welcome to

Parkside, Horsforth Leeds

**** GUIDE PRICE £230,000 - £240,000 **** Distinctive End-Terrace opposite Horsforth Hall Park! This charming character property spans 4 floors with exposed stone walls, period fireplaces, vaulted cellar ceiling, & modern kitchen/diner. 2 double bedrooms with ensuites.



Parkside

Perfectly positioned opposite Horsforth Hall Park and just moments from the vibrant amenities of New Road Side, this charming end terrace offers character and comfort across four floors, newly refurbished throughout. Bursting with personality, the property features exposed Yorkshire stone, period fireplaces, and a stunning vaulted ceiling, adding unique charm throughout. The ground floor hosts a stylish kitchen/diner with flagstone flooring, while the first floor offers a light-filled lounge with wooden floors, stone fireplace, and park views. On the second floor, there is a double bedroom with a shower, en-suite WC, and access to a mezzanine level. The lower ground floor provides an additional bedroom with a spectacular vaulted ceiling and en-suite bathroom, complemented by a small private garden. Offered with no onward chain, this property warrants an internal viewing to truly appreciate the accommodation on offer.

Ground Floor Kitchen / Diner

14' 4" x 13' 2" (4.37m x 4.01m)

The spacious kitchen/diner is fitted with a stylish range of wall and floor-mounted units, complemented by matching work surfaces. Integrated within the design are a bowl-and-a-half ceramic sink with drainer and mixer tap, a premium Smeg oven with gas hob, an integrated washer/dryer, and a separate integrated fridge and freezer.

The space is beautifully finished with a flagstone floor, a high-level wooden shelf, and a striking ornate fireplace with exposed brick walls, adding warmth and character to this inviting heart of the home. Two radiators, a door and windows to the front. Wooden stairs lead to the first floor, and a door with a stone staircase down to the lower ground floor

First Floor Lounge

13' 1" x 11' 5" (3.99m x 3.48m)

A generously sized reception room featuring bright, neutral decor and a charming fireplace with exposed brick and a stone hearth. The space is enhanced by laminate wood flooring, two radiators, and dual front-facing windows offering lovely views directly across to Horsforth Park, allowing plenty of natural light to fill the room.

Second Floor Bedroom

12' 3" x 13' 3" (3.73m x 4.04m)

On the second floor, you'll find a spacious double bedroom featuring neutral decor and a striking exposed brick wall that adds warmth and character. The room extends into the roof space, offering impressive height and additional light from a Velux window, along with wonderful views over Horsforth Park. The room includes a useful fitted wardrobe, a step-in shower cubicle with a glass screen, a heated towel rail, and a radiator for comfort. Discreet pull-down steps provide access to a mezzanine level, ideal for additional storage or creative use.

Ensuite Wc

3' 8" x 4' 3" (1.12m x 1.30m)

A low flush WC and wash basin are neatly concealed behind a discreet door, offering a practical and space-saving solution.

Lower Ground Floor Bedroom

12' x 11' 4" (3.66m x 3.45m)

Located on the lower ground floor, this second double bedroom boasts a distinctive stone vaulted ceiling and walls, creating a unique rustic charm with an abundance of character. Wall-mounted lighting casts a warm, ambient glow across the textured surfaces, enhancing the room's cosy and inviting feel. The space also features a radiator, a window providing natural light, and stone steps leading up to the ground floor. There is also direct access to an en-suite, adding convenience and privacy. Additional practical under-stair storage space is included, maximising the utility of this characterful room. The space also features a radiator, a window for natural light, and stone steps leading up to the ground floor. There is also direct access to an en-suite, adding convenience and privacy.

Ensuite Bathroom

5' 3" x 11' 8" (1.60m x 3.56m)

The en-suite bathroom features a bathtub with a shower attachment, a low flush WC, and a wash basin, all set beneath a beautifully curved exposed stone vaulted ceiling, adding a touch of rustic charm to this functional space. A radiator provides comfort and warmth throughout the year.



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welcome to

Parkside, Horsforth Leeds

- Offered with NO CHAIN
- Unique property with vaulted stone ceiling and distinctive architectural elements
- Versatile accommodation over four floors, ready to move into
- Two double bedrooms with en-suite facilities
- Prime Horsforth location opposite Hall Park and near amenities

Tenure: Freehold EPC Rating: E
Council Tax Band: A



Basement



Ground Floor



First Floor



Second Floor

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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HFT106457 - 0006

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