



**Broadway, Horsforth Leeds LS18 4HQ**



**welcome to**

## **Broadway, Horsforth Leeds**

A well-presented two double bedroom end-terrace home, ideally situated in a sought-after Horsforth location. Close to local amenities, good schools, and transport links, this property is ready to move into. It also benefits from a private driveway and a generously sized rear garden.



## Broadway

Internal viewing is highly recommended to fully appreciate the accommodation offered by this well-presented, move-in-ready home. Situated in a popular residential area of Horsforth, it enjoys close proximity to local amenities, highly regarded schools, and excellent transport links.

The property provides spacious and thoughtfully arranged accommodation, briefly comprising: an entrance hall, a generous lounge, a fitted kitchen, and a convenient downstairs cloakroom on the ground floor. Upstairs, there are two double bedrooms and a modern, stylish bathroom. Externally, the home benefits from a driveway and a good-sized front garden. A particular highlight is the generous, enclosed side and rear garden—ideal for relaxing or entertaining. This appealing home is sure to attract a wide range of buyers.

## Ground Floor

### Entrance Hallway

Door to the front and stairs up to the first floor.

### Cloakroom

A useful downstairs cloakroom with low flush wc, wash basin, vinyl flooring, part tiled walls and window to the side

### Lounge

13' x 11' 9" max + recess ( 3.96m x 3.58m max + recess )  
A good sized lounge attractive neutral decor, ceiling spot lights, radiator and window to the front allowing ample natural light.

### Kitchen

12' 6" x 7' 6" ( 3.81m x 2.29m )  
The newly fitted, modern kitchen comprises a range of wall and base units with laminate work surfaces over, sink and drainer unit with mixer tap, metro style tiled splash backs. Space for fridge freezer, plumbing for washing machine, integrated dishwasher, fitted oven with induction hob. Radiator, vinyl flooring and window to the rear. There is ample space for dining table and chairs.

## First Floor

### Landing

with stairs from the ground floor and window to the side.

### Bedroom One

11' 4" x 9' 7" + recess ( 3.45m x 2.92m + recess )  
A double bedroom with useful fitted wardrobes, radiator and window to the front

### Bedroom Two

11' 4" x 7' 7" max ( 3.45m x 2.31m max )  
A second double bedroom with laminate flooring, radiator and window to the rear

### Bathroom

The modern bathroom features a fitted bathtub, a spacious separate shower cubicle with a sleek glass screen, and a contemporary vanity unit incorporating a wash basin and low-flush WC. The room is finished with stylish vinyl flooring, a radiator for comfort, and a rear-facing window that allows natural light to flow in.

## Outside

To the front of the property, a generous driveway offers ample off-street parking, complemented by a neatly maintained lawned garden with fenced boundaries. Gated side access leads to the rear.

The rear garden is a standout feature, boasting an impressive size. It includes a paved patio area perfect for outdoor seating and entertaining, along with a well-kept lawn bordered by fencing for privacy and security. With also garden to the side of the property there is potential to extend to both the side and rear - subject to the necessary planning permissions.

## Agents Note

There is potential to extend both to the side and rear of the property, subject to the necessary planning permissions



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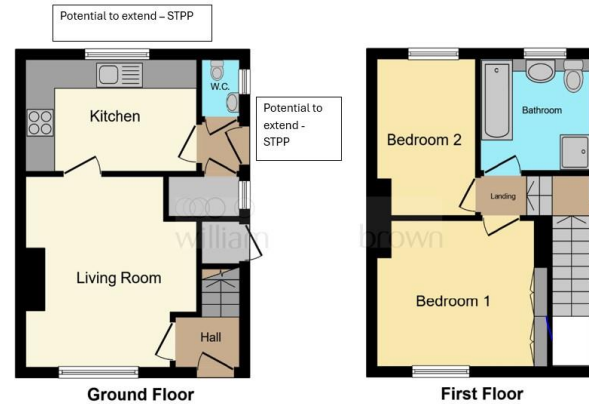
welcome to

## Broadway, Horsforth Leeds

- Two Double Bedrooms
- Driveway to Front
- Generous Rear & Side Garden
- Modern Kitchen & Bathroom
- Ready to Move into Home

Tenure: Freehold EPC Rating: B

Council Tax Band: B



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.flooragent.com

£245,000



Please note the marker reflects the postcode not the actual property

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