



Mackintosh Mews, Horsforth Leeds LS18 4FT

welcome to

Mackintosh Mews, Horsforth Leeds

Offered with no onward chain, this move-in ready three-bedroom end-terrace home is located on the highly sought-after Horsforth Vale development. The property benefits from a private driveway, an enclosed rear garden, and stylish, well-presented accommodation throughout.



Mackintosh Mews

Internal viewing is highly recommended to fully appreciate this move-in ready three-bedroom end-terrace home, located on the sought-after Horsforth Vale development and offered with no onward chain. Beautifully presented throughout, the property features a welcoming entrance hall with useful storage and a downstairs cloakroom, a spacious lounge with double doors opening onto the rear garden, and a modern fitted kitchen/diner with integrated appliances and ample space for dining. Upstairs, there are three well-proportioned bedrooms, including a master with ensuite shower room, alongside a contemporary house bathroom. Externally, the home benefits from a private driveway and an enclosed rear garden, mainly laid to lawn with a patio area, mature shrubs, and a garden shed—perfect for relaxing or entertaining outdoors. This attractive home is sure to appeal to a wide range of buyers

Ground Floor

Entrance Hallway

The front door opens into a bright and welcoming hallway, featuring stylish laminate flooring and a practical storage/utility area that accommodates the washing machine. A radiator adds warmth, and a staircase leads up to the first floor

Cloakroom

A useful downstairs cloakroom with low flush wc, wash basin, extractor, radiator and window to the front

Lounge

11' 1" x 15' 1" (3.38m x 4.60m)

A generously sized and light-filled lounge, beautifully presented with neutral decor, a radiator for comfort, and elegant double doors at the rear that open out onto the garden

Kitchen / Diner

13' 6" x 8' 2" (4.11m x 2.49m)

This modern and stylish kitchen features a comprehensive range of wall and base units topped with sleek laminate work surfaces, incorporating a stainless steel sink and gas hob. It also boasts a fitted double oven, integrated dishwasher, and fridge freezer. With a radiator, durable laminate flooring, and ample space for a dining table and chairs, the room is both functional and welcoming. A front-facing window allows natural light to brighten the space

First Floor

Landing

With stairs from the ground floor, radiator, access to the loft and window to the side.

Bedroom One

10' 11" x 8' 4" (3.33m x 2.54m)

A well-proportioned double bedroom featuring a radiator, useful built-in storage, and a rear-facing window that brings in natural light. The room also benefits from direct access to a private ensuite shower room.

Ensuite

A modern ensuite with shower cubicle, wash basin, low flush wc, heated towel rail and extractor.

Bedroom Two

9' 9" x 8' 5" max (2.97m x 2.57m max)

A second double bedroom with radiator and window to the front.

Bedroom Three

8' 8" max x 6' 5" (2.64m max x 1.96m)

A well-sized single bedroom with a rear-facing window and radiator, offering versatility as an ideal space for a home office, nursery, or guest room

Bathroom

A modern bathroom which comprises a fitted bath with shower over, low flush wc, wash basin, heated towel rail and window to the front.

Outside

To the front, the property benefits from a driveway offering convenient off-street parking. There's additional space to the side, along with gated access leading to the rear garden.

The rear garden is a generous size, mainly laid to lawn and complemented by a patio area—perfect for outdoor dining or relaxation. Enclosed by a combination of fencing and wall borders, the garden features mature shrubs for added privacy and greenery, along with a handy garden shed for storage.



view this property online williamhbrown.co.uk/Property/HFT107246



welcome to

Mackintosh Mews, Horsforth Leeds

- Three Bedroom End Terrace
- Enclosed Rear Garden
- Driveway to Front
- Ready to Move Into
- Offered with NO CHAIN

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

£350,000



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/HFT107246](https://www.williamhbrown.co.uk/Property/HFT107246)



Property Ref:
HFT107246 - 0003

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