



*Horsforth Mill  
Executive Apartment Gated  
Living, with idyllic park walks,  
trendy wine shops and bewery  
bars close by*



**Horsforth Mill Low Lane, Horsforth Leeds LS18 4GS**

**welcome to**

## **Horsforth Mill Low Lane, Horsforth Leeds**

Two-bedroom apartment, set within an impressive Edwardian building, formerly renowned as the largest textile mill in the local area. Retaining an iconic piece of local history, thoughtfully converted to offer executive style living, within a gated complex, with each apartment offering modern comforts



## Introduction

Originally built circa 1903 for James Mathers, this striking Edwardian building later became the largest textile mill in the area. In 2014, an ambitious and sympathetic conversion project transformed the iconic landmark into 89 contemporary apartments, restoring the building with a renewed purpose at the heart of the community while preserving its historic character.

Horsforth Mill really does offer the ideal place to live for the young professional. The apartment for sale offers two bedrooms and features modern open plan living, a stylish kitchen with integrated appliances, and an en-suite shower room to the principal bedroom. The property further benefits from allocated parking within the secure gated grounds.

Horsforth offers a vibrant lifestyle with a variety of nightlife, including The Malt House Brewery serving traditional cask ales, Town Street Tavern known for its excellent drinks and homemade food, and Once Upon a Vine, offering cheese boards, wine tasting, and boutique shopping. For a more tranquil escape, Horsforth Hall Park close by, provides scenic walks and green open spaces. Rodley Nature and Wetland Reserve can be found Three miles Southwest of Horsforth. Established in 1993 to bring back wildlife to the City of Leeds, with a number of projects to increase numbers of birds and waterbirds, with kingfishers, lapwings, owls and kestrels to name but a few.

Horsforth Mill in addition offers good access to many travel links, with Leeds Bradford airport only 3.6 miles away and the M621 being 6.4 miles away, connecting to the M1 Motorway network. Whilst Horsforth and Kirkstall Forge Train Stations are both located within 1.2 miles of the apartments.

If this is not enough to tempt, the apartment is offered chain free and ready for immediate occupation

## Hallway

A spacious welcoming hallway with laminate wood flooring, access to useful utility space with washing machine.

## Open Plan Kitchen/Lounge

21' 4" x 15' 7" ( 6.50m x 4.75m )

The modern open-plan living space is finished with wood-effect laminate flooring and benefits from a double-aspect layout, allowing an abundance of natural light to flood in through four windows positioned on two elevations. The living area provides ample space for comfortable lounge seating, while the stylish kitchen is fitted with a range of modern wall and base units complemented by work surfaces which incorporate an electric hob and inset sink with mixer tap, whilst there is a built-in oven, microwave, and fridge freezer.

## Bedroom One

12' 11" x 11' 3" ( 3.94m x 3.43m )

This principle bedroom, finished in a contemporary decor features a wall mounted heater, window and an ensuite shower room.

## Ensuite Shower Room

A part tiled ensuite comprises; shower cubicle, low flush wc, wash basin, shaver point and electric mirror.

## Bedroom Two

15' 3" x 8' 10" ( 4.65m x 2.69m )

A second good sized bedroom with wall mounted heater and window

## Bathroom

The shower room comprises; shower cubicle with glass door, wash basin and low flush wc.

## Outside

The property sits within well cared for communal grounds with parking available



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## welcome to Horsforth Mill Low Lane, Horsforth Leeds

- Ideal for first time buyers or young professionals
- Executive apartment set within a secure gated development
- Boutique winery shops and traditional cask beer bars to Horsforth
- Offered chain free and ready for immediate occupation
- Two bedroom upper floor apartment
- Open plan living space with a modern kitchen featuring integrated appliances
- Principal bedroom benefiting from an en-suite shower room
- Allocated parking and access to well-maintained communal gardens

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT107198 - 0008

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