



Horsforde View, LEEDS LS13 1GE

welcome to

Horsforde View, Bramley LEEDS

Located in this highly regarded location with fantastic far reaching views. The standard of accommodation is sure to appeal to a range of buyers. Please telephone our Pudsey office to arrange your viewing.

This is a MUST SEE.



Property Information

Immaculate Four bedroom mews house over three floors tucked away with far reaching views across the river and towards Rodley Nature Reserve. Off road parking to the drive and integrated garage. Stylish, full of charm with luxury additions.

An enviable home being spacious yet cosy and still close to transport links, local amenities and only a few minutes drive to Kirkstall Bridge shopping centre and Bramley Shopping Centre, schools, gyms and lovely walks along the canal and the river Aire. The park is a short walk.

Entrance Hall

10' 7" x 4' 11" (3.23m x 1.50m)

Front entrance door leading to the welcoming entrance hall. Carpet and central heating radiator.

Downstairs Cloakroom

5' 2" x 2' 11" (1.57m x 0.89m)

Low flush WC with wash hand basin, laminate flooring and central heating radiator.

Kitchen Diner

14' 3" x 13' (4.34m x 3.96m)

To the ground floor, the spacious well designed kitchen has wall hung, drawer and base units with complimentary worktop surfaces over providing a good amount of storage space, integrated fridge freezer, dishwasher, double oven, hob and extractor fan, sink with drainer, wall hung boiler serviced in 2024, modern flooring, ample space for table and chairs, central heating radiator. French style doors to the sun patio and garden.

Integral Garage

17' x 8' 8" (5.18m x 2.64m)

The garage is also a great space for storage. Housing the fuse box.

Lounge

14' 4" x 13' 11" (4.37m x 4.24m)

To the first floor is this living area that is flooded with natural light from the floor to ceiling windows and French doors and has a balcony for a seating area to

make the most of the stunning view. With carpet and central heating radiator.

Bedroom One To Second Floor

14' 4" x 12' 2" (4.37m x 3.71m)

The master bedroom has river views, built in wardrobes, two double glazed windows to the rear, carpet and central heating radiator.

En-Suite

5' 4" x 4' 11" (1.63m x 1.50m)

Shower, wash hand basin and low flush Wc

Bedroom Two To Second Floor

14' 4" x 9' 6" (4.37m x 2.90m)

A good sized second bedroom flooded with light from the two double glazed windows and having carpet and central heating radiator.

Bathroom

8' 2" x 5' 4" (2.49m x 1.63m)

The luxury bathroom to the second floor can also be accessed from bedroom two. With shower over the bath, low flush WC, wash hand basin, and heated towel rail.

Wc To First Floor

Bedroom Three To First Floor

12' 11" x 6' 2" (3.94m x 1.88m)

Currently being used as a study by the current owner with double glazed windows and central heating radiator.

Bedroom Four To First Floor

9' 6" x 7' 9" (2.90m x 2.36m)

With carpet, double glazed window and central heating radiator.

Loft

Access via a step ladder and has some boarding for storage purposes.

External

Off road parking to the driveway.

The private garden is paved and tiered and has

raised decking. Perfect for enjoying the summer months.

With far reaching views to Rodley Nature Reserve.

Grounds Fee

Contribution of just £12.00 per month for the upkeep of the whole grounds.



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welcome to

Horsforde View, Bramley LEEDS

- Four Bedroom Mews House
- Downstairs WC + Jack & Jill Bathroom + En-Suite
- Integrated Garage
- Stunning Far Reaching Views
- Balcony Leads From First Floor Living Room

Tenure: Freehold EPC Rating: C

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY114637 - 0002

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