



Stoneacre
Properties



Broadgate Lane

Horsforth Leeds, LS18 4BX

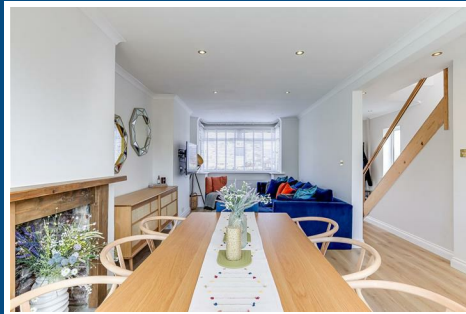
Offers In The Region Of £350,000



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Entrance

On entering the property you are welcomed into the entrance hallway which offers ample space for storage of coats and shoes, boasting a double glazed window to the side elevation, and opening up to the lounge, kitchen, diner. Laminate flooring runs throughout the ground floor. There is an eye-catching glass staircase offering access to the first floor.

Lounge/Kitchen/Diner

Having been opened up by the current vendors this bright and airy space offers the perfect modern living set up. Ample space is provided for a formal seating area which incorporates the bay window and leads seamlessly into the spacious dining area, which boasts a well presented feature fireplace. The space is finished off with the brand new kitchen. Access is provided out to the rear garden via the newly installed three pane bifolding doors.

Kitchen

This modern kitchen has only recently been fitted and is made up of shaker style wall and base units. It further comprises integrated dishwasher, washing machine, electric oven, hob with extractor above, larder, space for a freestanding fridge/freezer, breakfast bar seating for up to three, all finished with a tile splashback and gold finishings. The combi boiler is housed in the kitchen and a side door offers access outside.

Landing

Landing is fully carpeted and comprises a further double-glazed window to the side elevation of the property. All windows throughout the property are double glazed. From the landing, access is offered

to the three bedrooms, house bathroom and the loft, which has been fitted with a pull down, fold up ladder for easy use.

Primary Bedroom

Spacious double bedroom with bay window to the front elevation of the property and is laid with carpet and boasts feature lighting and fitted wardrobes.

Bedroom 2

Second double bedroom laid with carpet, with the window overlooking the rear garden and fitted wardrobes.

Bedroom 3

Third single bedroom is finished with laminate flooring over-looking the rear garden.

Bathroom

This brand-new house bathroom is striking in appearance, comprising toilet, floating vanity sink, towel radiator, rainfall shower over bath with integrated tap, and boasts newly installed floor to ceiling Italian tiles.

External

Externally, the front of the property boasts a spacious block paved driveway that can accommodate up to three cars, and a gravelled front garden. Side access is offered down both sides of the property. To the left-hand side is an external storage cupboard. To the rear is a low maintenance paved garden accessed via the bifold doors.



Road Map



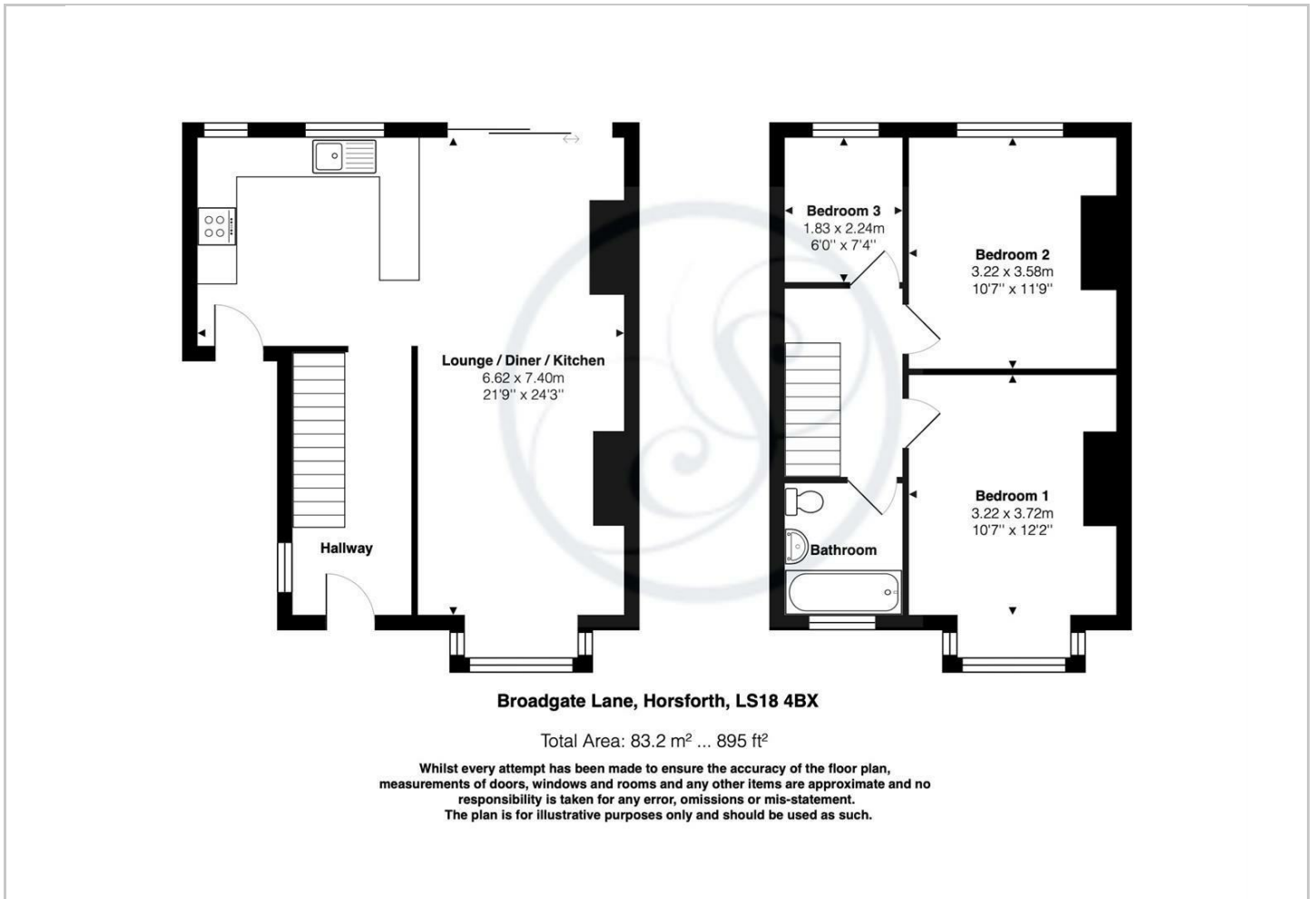
Hybrid Map



Terrain Map



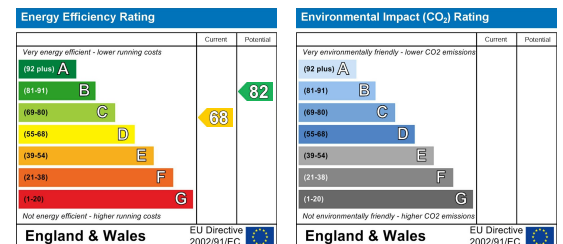
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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