



Springfield Mount, Horsforth Leeds LS18 5QE

welcome to

Springfield Mount, Horsforth Leeds

Stylish and spacious one-bed apartment in the heart of Horsforth—move-in ready, with a modern kitchen, generous lounge, and great transport links. A must-see!



Springfield Mount

A spacious and beautifully presented one-bedroom first-floor apartment, ready to move into and ideally located in a sought-after residential area of Horsforth. Positioned close to a range of local amenities and excellent transport links, this home offers both comfort and convenience.

The well-maintained accommodation briefly comprises: a welcoming entrance hallway, a generous lounge, a newly fitted modern kitchen, a good-sized double bedroom, and bathroom.

Externally, residents benefit from access to communal outdoor space. Internal viewing is highly recommended to fully appreciate the quality and charm of this lovely home.

Ground Floor

Communal entrance door with stairs leading to the first floor

Entrance Hallway

The front door opens into a welcoming hallway, complete with a radiator and convenient access to the insulated and fire safety-sealed loft. Stylish internal doors lead through to the main accommodation, enhancing the overall charm and flow of the space.

Lounge

14' 5" x 9' 11" (4.39m x 3.02m)

A generously sized lounge featuring an elegant electric fireplace with an attractive surround, complemented by a radiator and dual-aspect windows to the front and side. The room offers ample space to comfortably accommodate both living and dining areas.

Kitchen

10' 7" x 7' 9" (3.23m x 2.36m)

The newly installed modern kitchen features a stylish range of wall and base units topped with durable laminate worktops. It includes a ceramic sink with mixer tap, an electric hob with extractor fan above, and integrated appliances such as an oven and fridge freezer. There's also dedicated space for a washing machine and tumble dryer, making this a fully equipped and practical space. Natural light flows in through windows to both the side and rear, and a built-in cupboard neatly houses the boiler.

Bedroom

11' 5" x 9' 9" (3.48m x 2.97m)

A good sized double bedroom with neutral decor, radiator and window to the rear

Bathroom

The bathroom comprises; bath, wash basin, wc, radiator and window to the rear.

Outside

There is access to communal shared space including grassed area and paved area.

Agents Notes

The boiler was installed in 2022 with a 10 year warranty

Leasehold Information

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Feb 2013.

Current annual Ground Rent - £2.00

Current annual Service Charge - £708

These terms would need to be checked by your legal representative



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Springfield Mount, Horsforth Leeds

- Spacious One-bed Apartment
- Prime Horsforth Location
- Newly Fitted Kitchen
- Generous Double Bedroom
- Access To Communal Outdoor Space

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 708.00

Ground Rent: 2.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Feb 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107266 - 0002

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