



## SPRINGFIELD HOUSE 9 LONG ROW

HORSFORTH, LS18 5AA

£260,000  
LEASEHOLD

Set within a small, boutique development in the heart of sought-after Horsforth, this stylish two-bedroom 2nd floor Leasehold apartment combines high-spec contemporary living with the charm of village life. Located in the beautifully restored Horsforth Mill, the property features spacious open-plan living, a sleek modern kitchen with integrated appliances, two generous double bedrooms (including an ensuite to the master), and a luxurious main bathroom.. This peaceful yet well-connected home is just a short walk from Horsforth Train Station, vibrant local cafés, restaurants, and excellent transport links to Leeds, Harrogate, and Bradford.

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## SPRINGFIELD HOUSE 9 LONG

- Leasehold (No Service Charge) • Excellent Finish • Great Location • Parking • Modern Throughout • 2 Bedrooms • No Chain • Exposed Brick Walls • Fantastic Fixtures & Fittings • Call the office for a viewing



For Sale – Stylish 2-Bedroom Top Floor apartment in Exclusive Horsforth Development  
Great Location | Vacant Possession | Allocated Parking | No Chain

Welcome to Springfield House, a beautifully restored period building nestled in the heart of Horsforth, one of North Leeds' most sought-after suburbs. This impressive two-bedroom 2nd floor penthouse apartment which forms part of a small boutique development, offering a rare blend of character and contemporary living – perfect for first-time buyers, professionals, downsizers, or investors alike.

Step inside and be instantly impressed by the stylish, high-spec interiors, flooded with natural light thanks to full-height double-glazed windows. The open-plan living space is enhanced by striking exposed brickwork, sleek flooring, and modern décor, creating a space that's both inviting and functional. The modern fitted kitchen features high-gloss units, quality integrated appliances including fridge-freezer, electric hob, oven, and washing machine – ideal for home entertaining or relaxed living.

There are two generously sized double bedrooms, both finished to a high standard with fitted carpets, high ceilings, and recessed spotlights. The master bedroom benefits from a stylish en suite shower room, while the main bathroom boasts a contemporary suite, fully tiled

with bath, overhead shower, WC, and basin.

### REASONS TO BUY

- Hive-controlled gas central heating system
- Allocated off street parking
- Excellent village location
- No onward chain
- Lots of character
- Leasehold

### ENVIRONS

Situated just a short stroll from Horsforth Train Station, this superb location offers direct rail links to Leeds, Harrogate, and York. The area is also well connected by road, with easy access to Kirkstall Forge Station and the Leeds Outer Ring Road. The building is also a short walk from the popular bars and restaurants of Horsforth High Street

### TENURE

We are advised that the property has a 999 year lease with 980 years remaining, and vacant possession will be granted upon completion

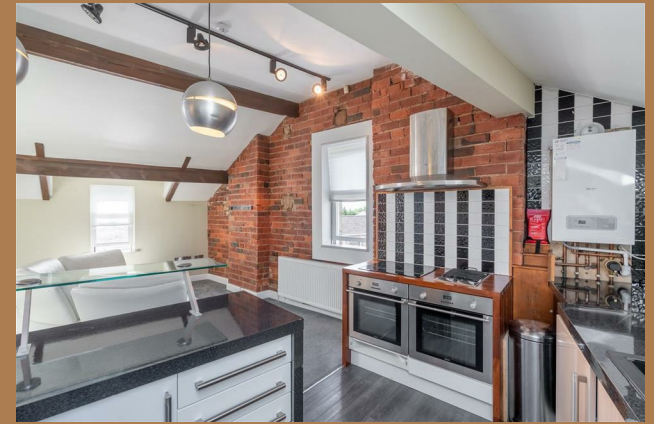
### LOCAL AUTHORITY

Leeds City Council

Horsforth itself is a thriving community, known for its bustling high street, independent shops, artisan cafes, and excellent local schools. It's a location that blends village charm with urban convenience, making it a consistently popular choice for buyers seeking the best of both worlds.

Contact Monroe Estate Agents today to arrange your viewing!

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### ADDITIONAL INFORMATION

**Local Authority –**

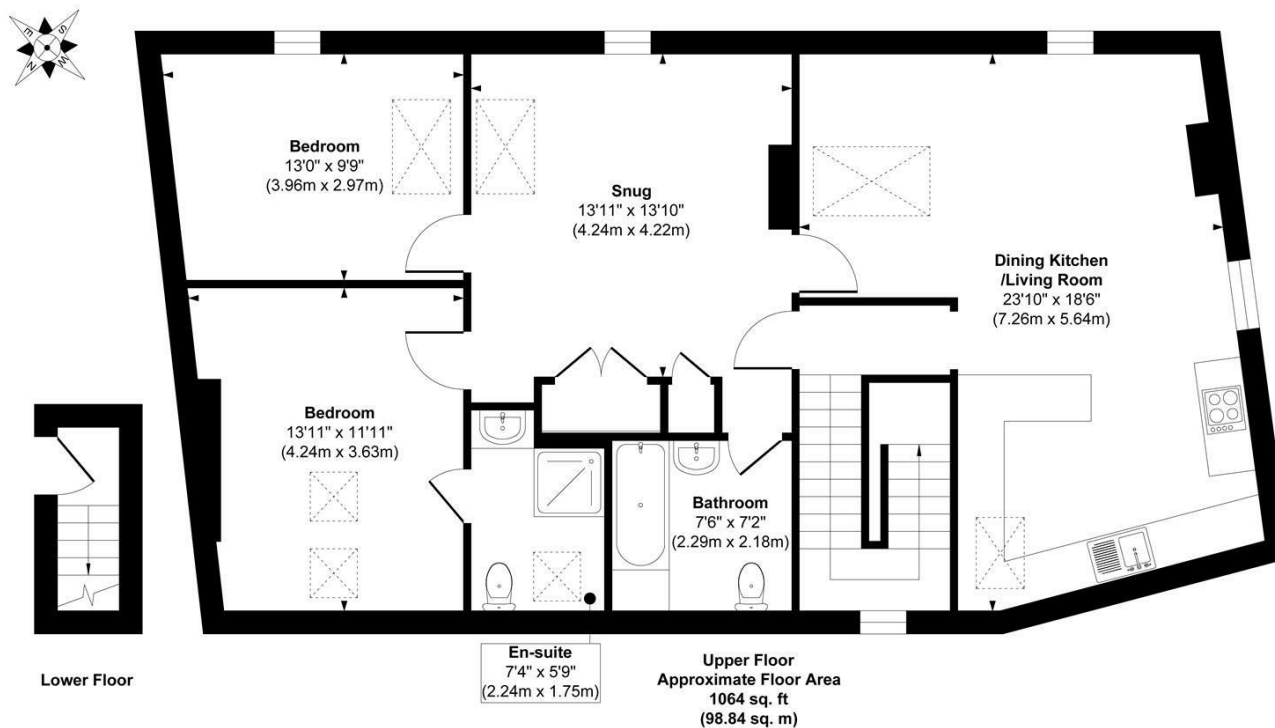
**Council Tax – Band C**

**Viewings – By Appointment Only**

**Floor Area – 1291.68 sq ft**

**Tenure – Leasehold**





**Approx. Gross Internal Floor Area 1064 sq. ft / 98.84 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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