



34 Broadgate Walk, Horsforth, LS18 4HF  
Offers in Region of £335,000

---

Ready to move straight into, this impressive three-bedroom semi-detached home offers spacious family accommodation in one of Horsforth's most desirable residential locations. Boasting a generous dining kitchen, living room, conservatory, utility room and downstairs WC on the ground floor. Three bedrooms and a family bathroom on the first and a large detached garage, ample driveway parking and a private enclosed rear garden, this property is perfectly positioned close to excellent schools, local amenities and transport links. Early viewing is highly recommended!

#### **LOCATION:**

Situated in the highly sought-after LS18 postcode, the property enjoys an enviable position within easy reach of everything Horsforth has to offer.

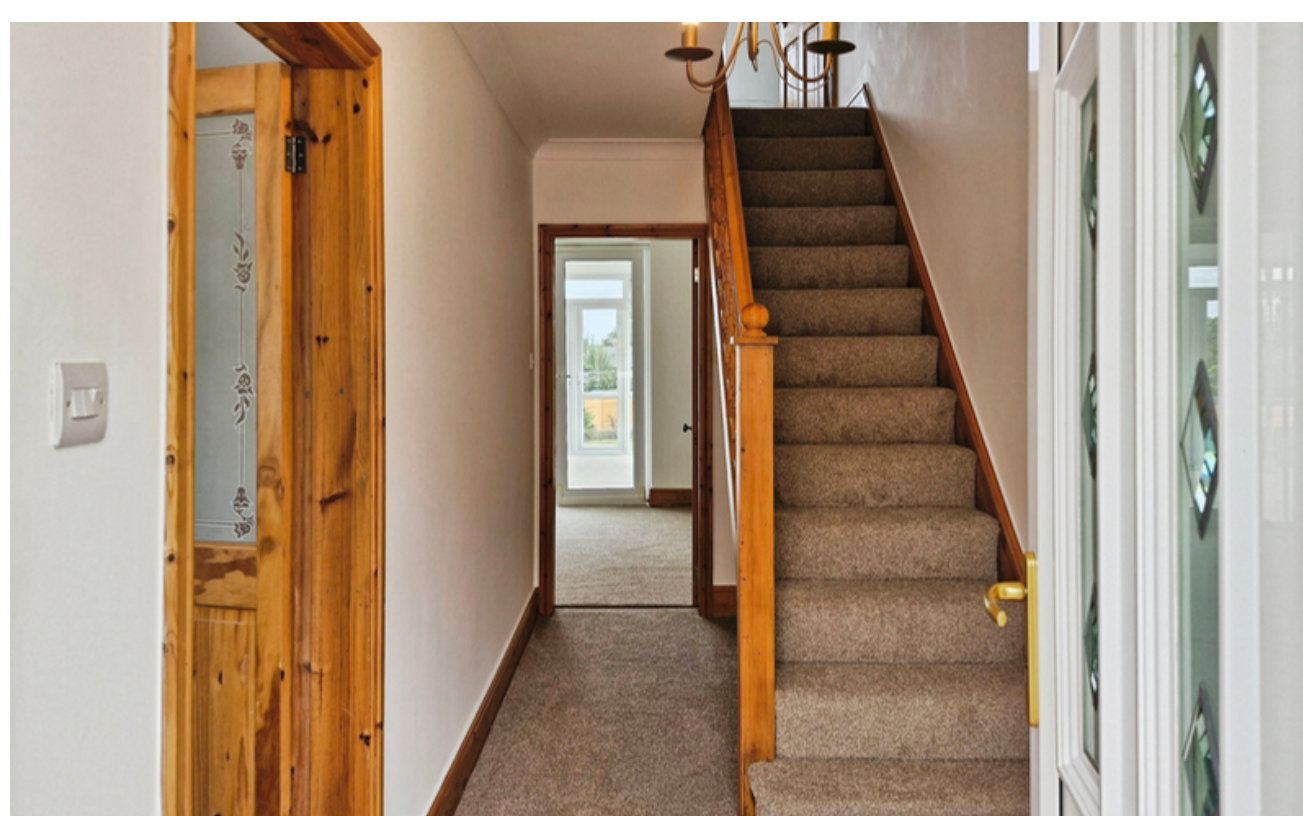
Horsforth is consistently regarded as one of Leeds' most desirable suburbs, offering an excellent selection of independent cafés, restaurants, bars and everyday amenities along New Road Side, Town Street and the Broadway Shopping Centre. There are several supermarkets nearby including Morrisons, Aldi and Tesco Express.

Families are particularly drawn to the area due to the excellent choice of highly regarded primary and secondary schools, whilst numerous parks and green spaces including Horsforth Hall Park and the Leeds & Liverpool Canal provide fantastic opportunities for walking, cycling and outdoor recreation.

For commuters, Horsforth and Kirkstall Forge railway stations offer regular services into Leeds, Bradford and York, whilst excellent road links via the Ring Road, A65 and nearby motorway network provide easy access further afield.







Occupying an attractive position within one of Horsforth's most established residential areas, this spacious three-bedroom semi-detached home has been lovingly maintained and offers generous, well-balanced accommodation throughout. The property combines bright and versatile living spaces with a private rear garden, detached garage and ample off-street parking, making it an excellent choice for families, professionals and those looking to upsize.

The accommodation has been thoughtfully laid out to provide practical family living, with well-proportioned rooms, an abundance of natural light and excellent storage throughout.

**GROUND FLOOR**

**ENTRANCE HALL:**

A welcoming entrance hall provides access to the principal ground floor accommodation with stairs rising to the first floor.

**LIVING ROOM:**

Positioned to the rear of the property, this bright and welcoming reception room enjoys patio doors opening directly into the conservatory, allowing plenty of natural light to flow through while creating a seamless connection between the indoor and outdoor living spaces.

An attractive feature fireplace provides a charming focal point, complemented by neutral décor, soft carpeting and traditional pine woodwork, making this a comfortable and versatile space for both relaxing and entertaining.

**KITCHEN/DINER:**

The heart of the home is the spacious dining kitchen, fitted with an extensive range of shaker-style wall and base units complemented by contrasting work surfaces and tiled splashbacks. The generous layout comfortably accommodates a family dining table, while dual-aspect windows flood the room with natural light, creating a bright and welcoming space.

Integrated appliances include an oven, gas hob, extractor hood, dishwasher and fridge, with ample worktop preparation space and additional room for further appliances if required.

**UTILITY ROOM:**

Accessed directly from the kitchen, the utility room provides further matching cabinetry, additional worktop space and plumbing for white goods, keeping laundry separate from the main kitchen. A



## WC

A useful WC, accessed via the utility room, ideal for guests and everyday family living.

## CONSERVATORY

A superb addition to the property, the generous conservatory enjoys uninterrupted views across the rear garden through full-height glazing and French doors. Flooded with natural light, this versatile room could be utilised as an additional sitting room, dining area, playroom, garden room or home office, seamlessly connecting the indoor and outdoor spaces.

## FIRST FLOOR

### BEDROOM ONE

A spacious double bedroom positioned to the rear of the property, overlooking the garden. The room comfortably accommodates a king-size bed alongside additional bedroom furniture, offering a bright and spacious retreat.

### BEDROOM TWO

Another excellent double bedroom positioned to the front of the property, offering generous proportions and ample space for wardrobes and additional freestanding furniture. A bright and versatile room, ideal as a guest bedroom, children's room or home office if required.

### BEDROOM THREE

A well-proportioned single bedroom which would make an excellent child's bedroom, nursery, dressing room or home office.



3



2



Garage & Large  
Driveway



Council Tax = B



1



Freehold



Semi-  
Detached



70C

BATHROOM

The contemporary family bathroom comprises a panelled bath with shower over, pedestal wash hand basin, low flush WC and heated towel rail. Finished with modern white tiling and attractive monochrome flooring, the bathroom is both stylish and practical.

OUTSIDE

To the front, the property boasts a generous paved driveway providing ample off-street parking for several vehicles, leading to a detached garage offering excellent storage, workshop space or secure parking.

To the rear, the enclosed garden is predominantly laid to lawn with mature hedging and established planting, creating a private outdoor space ideal for children, pets and summer entertaining. An adjoining paved patio provides the perfect setting for outdoor seating and al fresco dining.



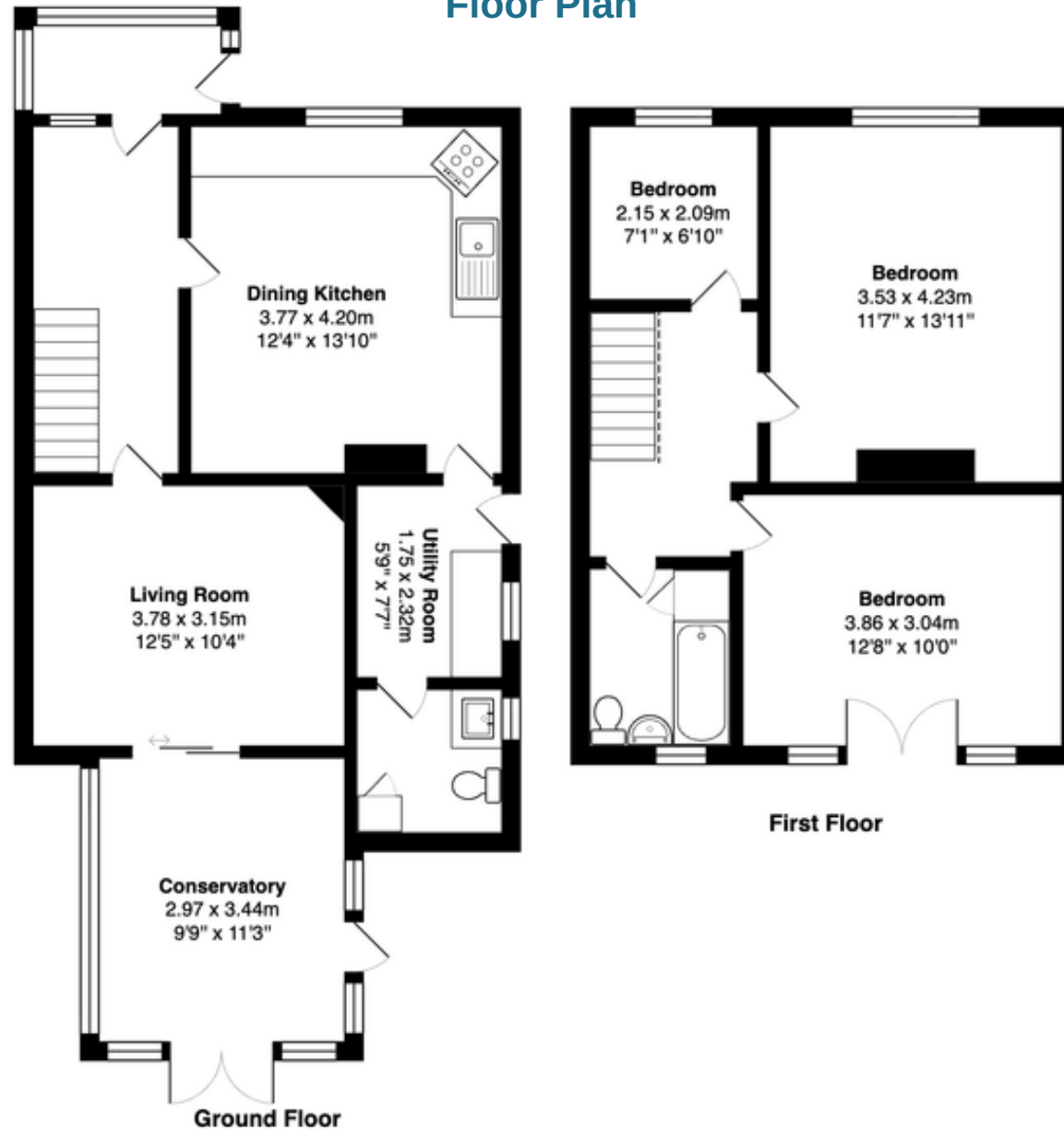
KEY FEATURES:

- OFFERED TO THE MARKET CHAIN-FREE!
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LARGE DETACHED GARAGE AND DRIVEWAY
- CONSERVATORY OVERLOOKING THE GARDEN
- SPACIOUS DINING KITCHEN
- ENCLOSED REAR GARDEN
- SEPERATE UTILITY ROOM & TOILET
- QUIET CUL DE SAC LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZED THROUGHOUT
- NEARBY TO SCHOOLS, AMENITIES AND SHOPS





## Floor Plan



Total Area: 101.3 m<sup>2</sup> ... 1090 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.