



Horsforth Mill Low Lane, Horsforth Leeds LS18 4GS

welcome to

Horsforth Mill Low Lane, Horsforth Leeds

Modern 5th-floor apartment in the sought-after Horsforth Mill. Stylish open-plan living with balcony, two double bedrooms (one en-suite), and sleek kitchen. Secure gated development with lift access, communal gardens, and undercover parking. Ready to move in—viewing essential



Horsforth Mill, Low Lane

This stunning, ready-to-move-into apartment is located on the 5th floor of a highly sought-after development in popular Horsforth. Ideally positioned close to local amenities and excellent transport links, Horsforth Mill combines modern living with historic charm, set within a beautifully restored Edwardian textile mill (circa 1903). Residents benefit from a secure gated community with attractive communal gardens, allocated parking, and visitor spaces. The building offers a secure fob-entry system and lift access to all floors. The apartment is beautifully presented and modern throughout, briefly comprising: an entrance hallway with useful storage, a spacious living area with balcony access, and a contemporary kitchen/diner with integrated appliances. There are two double bedrooms, including one with an en-suite shower room, plus an additional modern shower room. The property also benefits from an allocated undercover parking space. Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall

A spacious welcoming entrance hallway with wood flooring and two useful storage cupboards

Lounge

23' 2" x 13' 8" (7.06m x 4.17m)

A bright and welcoming room with attractive wood flooring, an electric radiator, and ceiling spotlights. A large window and glass door open onto the balcony, flooding the space with natural light. The layout flows seamlessly into the kitchen, creating a modern, airy feel.

Balcony

Accessed from the lounge, this balcony is a wonderful addition to the apartment, offering outdoor space to relax and enjoy the lovely views

Kitchen

14' x 13' 7" (4.27m x 4.14m)

A stylish modern kitchen featuring a range of wall and base units topped with sleek Corian surfaces, complemented by under-unit lighting and an inset sink with mixer tap. Integrated appliances include an oven, induction hob, microwave, fridge freezer, dishwasher, and washing machine. The wood flooring flows seamlessly from the lounge, with ample space for a dining table and chairs. A large window fills the room with natural light and offers lovely views.

Bedroom One

14' 5" x 13' 7" max recess (4.39m x 4.14m max recess)

A generously sized double bedroom featuring integrated wardrobes and over-bed storage, an electric radiator, and a window providing natural light. Includes access to the en-suite

Ensuite

The modern ensuite comprises; Enclosed shower cubicle, wash basin, low flush wc, heated towel rail and extractor

Bedroom Two

14' 5" x 9' 5" (4.39m x 2.87m)

A second double bedroom with Integrated wardrobes, electric radiator and window

Shower Room

A modern shower room which comprises; Enclosed shower cubicle, wall hung wash basin, low flush wc, heated towel rail, part tiled walls, laminate flooring and extractor.

Outside

Set within a secure gated development, residents enjoy access to well-maintained communal gardens. The apartment also benefits from an allocated undercover parking space, with additional visitor parking available.

Leasehold Information

This property is leasehold with a term of; Term - 125 years from and including 1st January 2018

Current annual ground rent - £250

Current annual service charge - £2,034.70

We highly advise these terms and charges are checked by your legal representative.



view this property online williamhbrown.co.uk/Property/HFT107383



welcome to

Horsforth Mill Low Lane, Horsforth Leeds

- Modern 5th-floor apartment in Horsforth Mill
- Stylish open-plan living with balcony access
- Contemporary kitchen with integrated appliances
- Two double bedrooms, one with en-suite
- Secure gated development with lift and undercover parking

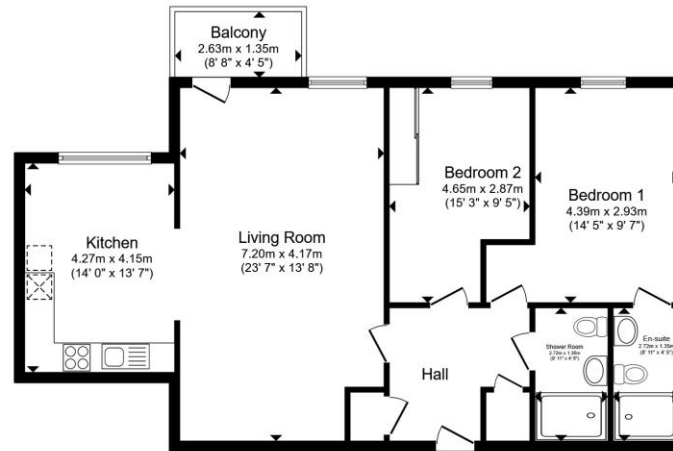
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2034.70

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£280,000



Total floor area 86.8 m² (935 sq.ft.) approx

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.propertybox.io

william
h brown



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFT107383



Property Ref:
HFT107383 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



williamhbrown.co.uk