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HERE TO GET *you* THERE

Back Lane, Horsforth, LS18

Guide Price £630,000

Property Images



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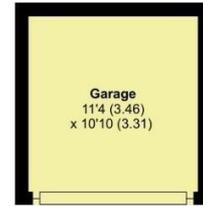
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Property Images



Back Lane, Horsforth, Leeds, LS18

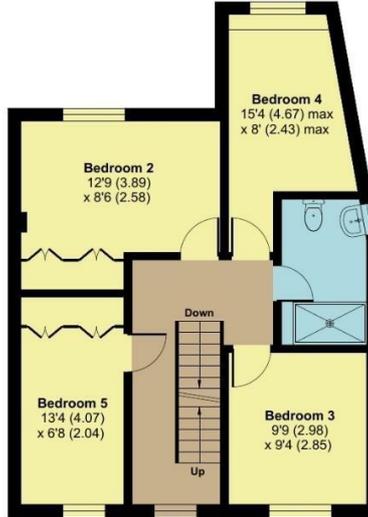
Approximate Area = 1802 sq ft / 167.4 sq m
 Limited Use Area(s) = 42 sq ft / 3.9 sq m
 Garage = 123 sq ft / 11.4 sq m
 Total = 1967 sq ft / 182.7 sq m
 For identification only - Not to scale



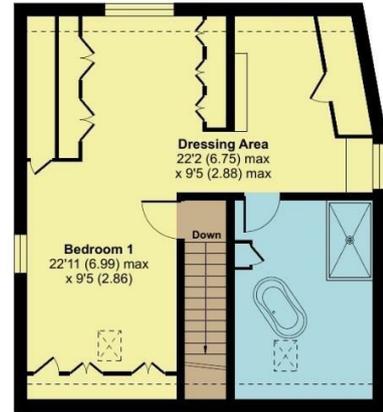
GARAGE
 APPROX GARAGE
 AREA 11.4 SQ M
 (123 SQ FT)



GROUND FLOOR
 APPROX FLOOR
 AREA 66.4 SQ M
 (715 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 54.6 SQ M
 (588 SQ FT)



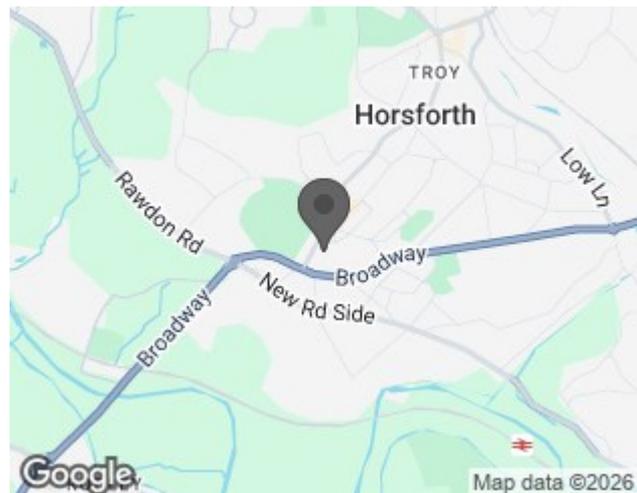
SECOND FLOOR
 APPROX FLOOR
 AREA 46.3 SQ M
 (499 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1310014

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 3 Tenure: Freehold

Summary

A Rare Gem in the Heart of Horsforth – Beautifully Presented Five-Bedroom Detached Home offered Chain Free

Welcome to Back Lane, Horsforth – a truly unique and much-loved home that rarely comes to market. This beautifully presented five-bedroom detached residence offers generous, versatile living space, character features, and an unbeatable central location. Perfect for growing families or professionals seeking their forever home, this property combines charm, comfort, and convenience in one exceptional package.

Set within a stone's throw of Horsforth's vibrant amenities, you'll find an abundance of independent shops, cafés, restaurants, and bars, alongside excellent schools, gyms, parks, and leisure facilities. With Horsforth Train Station close by and easy access to commuter links into Leeds city centre and beyond, this location truly ticks every box for lifestyle and practicality.

Key Features:

- Lovingly modernised and meticulously maintained by the current owners – a home that feels both stylish and welcoming from the moment you arrive.
- A light-filled, spacious entrance hallway with a convenient downstairs WC sets the tone for the generous proportions throughout.
- Versatile utility/boot room – ideal as a home office, study, or practical family zone.
- Spacious living room with feature fireplace, a serene space to relax with discreet pocket doors opening into the heart of the home.
- Open-plan kitchen/diner/reception space – a striking solid wood kitchen with granite worktops, ample storage and workspace, space for a range cooker and American-style fridge. The dining area leads to a bright conservatory with built-in box seating and direct garden access – ideal for family life and entertaining.
- First floor features four well-proportioned bedrooms, including two with fitted wardrobes and one with integrated shelving and vanity unit.
- Stylish family shower room with walk-in shower, vanity unit, WC and towel rail.
- Top floor master suite – a true sanctuary. With exposed beams, built-in wardrobes, a dressing area with window seat, and a luxurious four-piece bathroom with free standing egg shape bath and walk-in shower.
- Electric gated driveway to the front with ample off-street parking and garage with electric door.
- Beautiful rear garden featuring Indian stone patio, lawn areas for children or outdoor cooking, and a private, tranquil setting perfect for entertaining or relaxing.
- Additional highlights include sash windows, underfloor heating in the kitchen and boot room, and an exceptional sense of space – all rarely found in such a central Horsforth location.

This immaculate home truly needs to be seen to be appreciated. It's spacious, characterful, and ready for its next chapter. Don't miss the opportunity to make this outstanding property your new home – it will not disappoint. Welcome to your forever home on Back Lane, Horsforth.

Features

- CHAIN FREE • UNIQUE DETACHED HOME • FIVE BEDROOMS • MAIN EN-SUITE • BEAUTIFULLY PRESENTED • KITCHEN / DINER • GOOD SIZE GARDEN • OFF STREET PARKING AND GARAGE • EPC RATING:- C • COUNCIL TAX BAND:- E