



107 WEST END LANE, HORSFORTH LEEDS, LS18 5ES

£1,250,000
FREEHOLD

Green Meadow Cottage is a truly spectacular five-bedroom residence, located in one of the most prestigious postcodes in North Leeds — the highly sought-after area of Horsforth. Boasting a high specification throughout, this exceptional home offers the very best in elegance, style, and contemporary living, making it a rare opportunity to own a standout property in a prime location.

MONROE

SELLERS OF THE FINEST HOMES

107 WEST END LANE,

- Beautifully presented five bedroom home
- Flooded with natural light throughout
- Modern open plan dining area
- Spacious utility room
- Walk in wardrobe
- Five spacious bedrooms
- Large bifolding doors overlooking the beautifully landscaped garden
- Large kitchen with integrated appliances and ample storage
- Two stunning reception areas
- Three immaculately presented bathrooms



Green Meadow Cottage, 107, West End Lane, Horsforth

A Stunning 200-Year-Old Detached Home in Horsforth

Monroe Estate Agents are proud to present this exceptional 200-year-old detached residence, located on one of Horsforth's most desirable roads. Set within approximately one-third of an acre and surrounded by Green Belt land with far-reaching farm views, the property offers outstanding privacy, character, and contemporary luxury.

Beautifully renovated throughout, this impressive home seamlessly blends period charm with modern living, following a comprehensive programme of works including a two-storey extension, full internal renovation, new plumbing and rewiring.

The property is entered via a welcoming porch into a spacious hallway featuring herringbone flooring. A bright and versatile second reception room sits to the front, boasting high ceilings, infrared panel heating, and access to the basement –ideal as a home office, snug, or additional living space.

The main sitting room is rich in character, with a cast iron fireplace and bespoke built-in shelving, flowing effortlessly into the heart of the home: an outstanding open-plan kitchen and dining space.

Installed in 2023, the bespoke Moores kitchen is finished to an exceptional standard with quartz worktops and high-spec integrated appliances, all of which will remain. These include:

- Bosch dishwasher
- Separate full-height fridge and freezer

-Two Neff combi oven-microwaves

-Stoves range-style cooker

-Large bi-fold doors flood the space with natural light and open directly onto the south-facing garden, making this an ideal home for entertaining.

Utility, Heating & Smart Systems

-The ground floor also benefits from a fully fitted utility room, a separate WC, and a practical dog shower.

-The home features an advanced and flexible heating system:

-Underfloor heating to the kitchen/dining and main living areas (three-zone thermostats)

Gas central heating upstairs and to the utility/WC (wireless thermostat)

-Infrared heating panels to the second reception room and hallway - EFFICIENT

-All thermostats are app-controlled and remotely operable

To the first floor, the principal bedroom suite enjoys views over the south-facing garden via a Juliette balcony and includes a walk-in wardrobe and a luxurious en suite with:

-Double vanity sinks

-Walk-in overhead waterfall shower

-Freestanding bath

-The main bathroom was installed in 2021, with remaining bathrooms completed in 2022.

Further well-proportioned double bedrooms include one with its own en suite, alongside a spacious family bathroom, all finished to an immaculate standard.

External Space & Parking

Externally, the property offers ample gated parking, access to an integral garage, and a beautifully maintained south-facing garden—ideal for entertaining, relaxation, and enjoying the surrounding countryside views. The overall plot extends to approximately one-third of an acre.

Key Features & Renovations:

- Sold chain free.
- West End Primary School – just a short walk away
- Two-storey extension with new kitchen, full internal renovation, all new plumbing and rewiring.
- Outdoor side paved and new stone wall built.
- Integral garage and gated driveway.
- Dog shower installed downstairs.
- This is a rare opportunity to own a beautifully restored period home offering contemporary luxury and exceptional privacy in one of Horsforth's most desirable locations.

ENVIRONS

This property is conveniently situated in Horsforth, a town rich with history, stunning parks and a vibrant community. Horsforth High Street boasts an array of amenities including monthly farmers markets, independent shops, several microbreweries and top-quality restaurants. Located within an excellent school catchment and surrounded by an abundance of sporting facilities such as Horsforth golf club, tennis club, cricket green, rugby pitch and skate park, there really is something for everyone. For commuters, Horsforth Train Station offers services which include Leeds City centre, Harrogate and York.

SERVICES

We are advised that the property has mains water, mains electricity, gas and oil tanks.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents

107 WEST END LANE,







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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

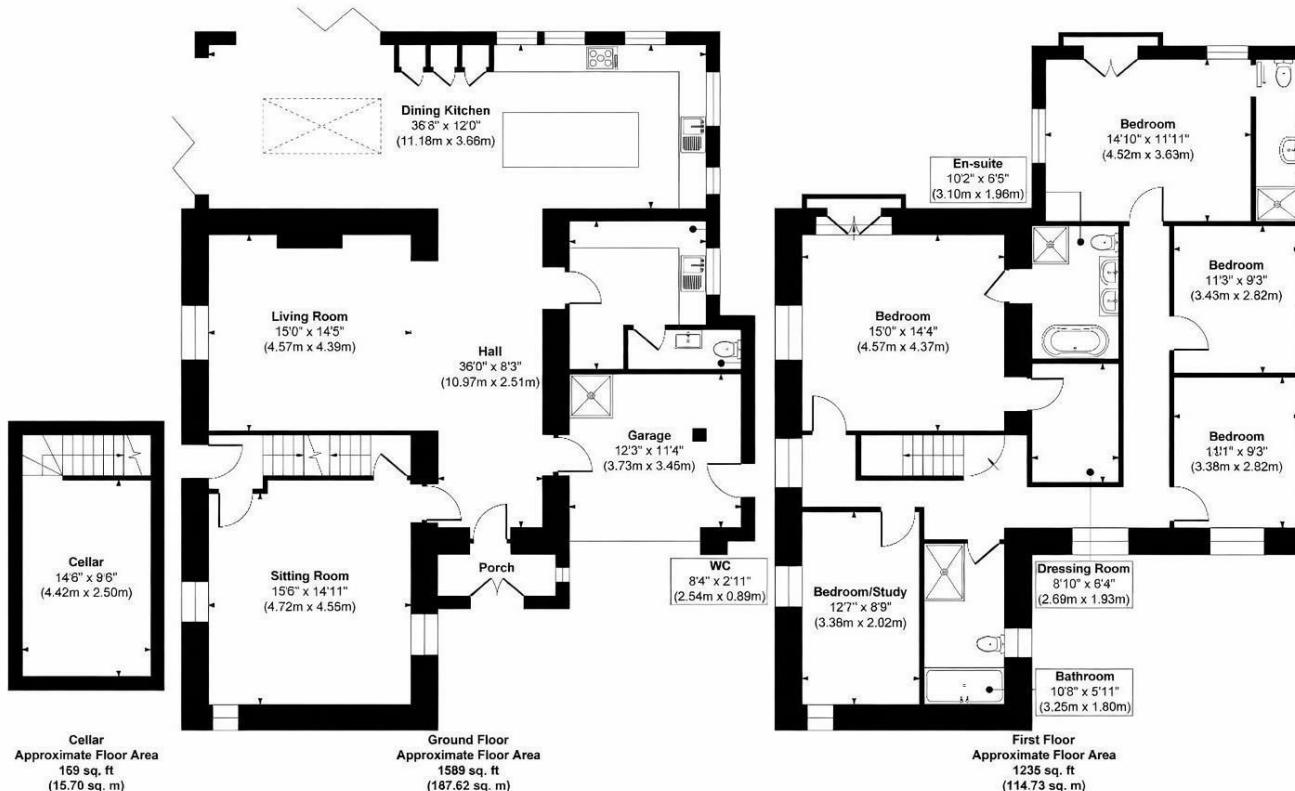
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2993.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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