



Broadgate Lane, Horsforth Leeds LS18 4AG

welcome to

Broadgate Lane, Horsforth Leeds

GUIDE PRICE £180,000 - £190,000 A charming, newly refurbished stone cottage just a stone's throw from Horsforth Town Street. Ideal for first-time buyers, investors or downsizers. Offered with no onward chain.



Broadgate Lane

A spacious, newly refurbished stone cottage, ideally located in a popular residential area of Horsforth, just a short walk from Horsforth Town Street and with excellent transport links nearby. Suitable for first-time buyers, investors or downsizers, the accommodation briefly comprises a lounge with access to the cellar and a fitted kitchen to the ground floor. To the first floor is a double bedroom and a modern bathroom. Externally, there is a small courtyard-style patio garden to the front. Offered with no onward chain, early viewing is highly recommended.

Ground Floor

Lounge

The composite front door opens into a spacious lounge, featuring a beautiful fireplace with a hand carved mantle in antique pitch pine and an electric fire, a radiator, tilt and turn window, polished wood flooring and a staircase rising to the first floor. There is also a discreet trap door providing access to the cellar.

The fireplace will open out to its original solid stone lintel if wished.

Kitchen

The recently replaced fitted kitchen (approximately 18 months old) offers a range of attractive wall and base units with complementary work surfaces, incorporating a Franke sink with mixer tap and induction hob and extractor. Integrated appliances include an oven, with additional space for a fridge freezer and washing machine. Finished with laminate flooring, a radiator and a window providing natural light.

First Floor

Bedroom

A lovely double bedroom with carpet, radiator and tilt and turn window

Bathroom

The newly new modern bathroom comprises a P-shaped bath with shower over and mixer taps and curved screen, a low-flush WC and a vanity wash basin. Additional features include a chrome heated towel rail, mirrored cabinet with shaver socket, vinyl flooring, part-tiled walls and a window providing natural light.

Outside

There is a front courtyard style patio garden front with wall and hedge borders.

Cellar

Accessed via the lounge and an ideal for storage, with natural window light

Agents Note

- This property has been consistently well maintained and a photo file of works is available.

- It has a landlord 5 year certificate from July 2025 with full inspection and new sections of wiring and brand new hard wired fire alarms throughout.



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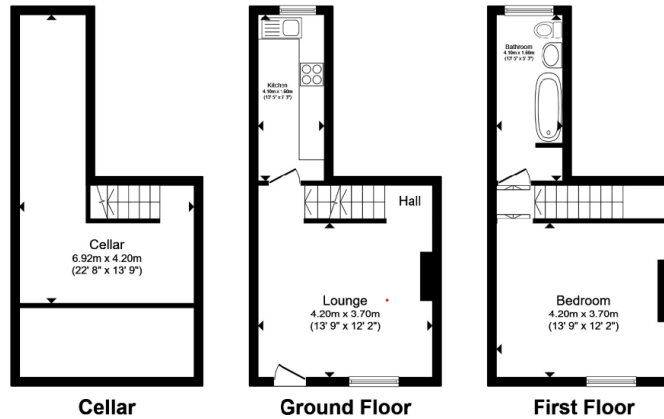
welcome to

Broadgate Lane, Horsforth Leeds

- Newly refurbished stone cottage
- Prime Horsforth location, just moments from Town Street
- Excellent transport links nearby
- Ideal for first-time buyers, investors or downsizers
- Double bedroom & modern bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B



guide price

£180,000 - £190,000

Total floor area 70.2 m² (755 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

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Please note the marker reflects the postcode not the actual property



Property Ref:
HFT107553 - 0003

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