



**Broadway, Horsforth Leeds LS18 4QU**

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## **Broadway, Horsforth Leeds**

This charming property is presented in a move in ready condition and would be perfect for first time buyers and families alike. With a low maintenance rear garden and spacious living room this property has plenty to offer.



### **Broadway**

A well proportioned three bed mid-terrace property which is well presented throughout and briefly comprises; Entrance hall, generous lounge, fitted kitchen with dining space and rear porch all to the ground floor. To the first floor are three bedrooms and a bathroom. There are attractive gardens to both front and rear and potential for off street parking. This property is well located within Horsforth, close to local amenities, transport links and good schools - making this an ideal home for a number of buyers. Internal viewing is highly recommended to appreciate the accommodation on offer.

### **Kitchen**

10' 9" x 9' ( 3.28m x 2.74m )

A well presented kitchen with Laminate tops and Vinyl flooring. The kitchen offer an electric hob and oven with Extractor hood above. There is space for a fridge/freezer and a window to the rear alongside a sink with built in drainer.

### **Lounge**

13' 1" x 13' 9" max ( 3.99m x 4.19m max )

A spacious lounge room facing the front of the house with a radiator and carpet flooring

### **Bedroom 1**

13' x 10' 11" ( 3.96m x 3.33m )

A carpeted double bedroom with a radiator and double glazed window.

### **Bedroom 2**

10' 10" x 9' 2" ( 3.30m x 2.79m )

Another double bedroom with carpet, radiator and window to the rear

### **Bedroom 3**

7' 7" x 5' 7" ( 2.31m x 1.70m )

A good size 3rd bedroom with carpet, radiator and window to the rear of the house

### **Bathroom**

Vinyl flooring, wc and bath/shower decorate the room. There is a frosted window and sink.

### **Outside**

A lovely low maintenance garden, perfect for busy lifestyles. There is a shed and plenty of space for shrubbery.

### **Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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## Broadway, Horsforth Leeds

- Well presented throughout
- Highly sought after location
- Low maintenance rear garden
- 3 good size bedrooms
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Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£240,000**



Ground Floor



First Floor

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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFT106634 - 0002

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