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## Horsforde View

Bramley / Horsforth border, Leeds, LS13 1GE

Offers Over £375,000



Council Tax: D





# 66 Horsforde View

Bramley / Horsforth border, Leeds, LS13 1GE

Offers Over £375,000



- Gorgeous four-bedroom home
- Contemporary finish and ready to move in!
- Elevated balcony views over the River Aire
- Modern kitchen with NEFF appliances & handle-less units
- Three bathrooms plus ground floor W/C
- Bright rear conservatory overlooking the garden
- Underfloor heating throughout the ground floor
- Sought-after Bramley / Horsforth border location
- Close to Horsforth high street, parks & rail links
- Sought-after quiet development for families

For sale is this IMMACULATE FOUR-bedroom semi-detached house enjoying breathtaking VIEWS over the River Aire, located on the highly sought-after Bramley / Horsforth border in a quiet modern development just a short walk from Horsforth. Set across THREE floors, this property is ideal for families or couples looking for size and flexible living options.

The accommodation has been thoughtfully RECONFIGURED for modern living and is ready to move into. The first-floor living room offers excellent space for relaxing, with French doors opening onto a BALCONY that takes full advantage of the striking river outlook. The CONTEMPORARY KITCHEN is bathed in natural light and comes equipped with NEFF appliances, handle-less units, underfloor heating, and a practical layout that flows into a dedicated DINING/snug area at the front of the home. To the rear, a bright CONSERVATORY extension provides an additional versatile reception space overlooking the garden. Completing the ground floor is UNDERFLOOR HEATING throughout and a handy guest W/C.

There are FOUR BEDROOMS in total, three of which are doubles. The main first-floor bedroom features FITTED WARDROBES and an ensuite with a rain shower and heated towel rail. Upstairs, another double bedroom enjoys superb RIVER VIEWS and a further ENSUITE shower room. A third double bedroom sits at the front of the home, while the fourth single bedroom is currently used as a HOME OFFICE and includes fitted storage. A contemporary FAMILY BATHROOM on the second floor provides a modern finish, with a bath and over-shower.

LOCATION - Nearby, Horsforth is known for its vibrant high street, popular cafés, and scenic parks such as Horsforth Hall Park, all within walking distance. Newlay & Horsforth railway station is nearby, offering direct trains to Leeds city centre (around 10 minutes) and beyond—making commuting or accessing city amenities easy. Local schools are well-regarded, enhancing the family-friendly environment. Don't miss out on this opportunity to enjoy riverside living in a welcoming Leeds community!

Tel: 0113 257 6198

## ENTRANCE PORCH

GROUND FLOOR W/C  
3'2" x 5'1" (0.97 x 1.57m)

## ENTRANCE HALL

KITCHEN DNER  
15'7" x 30'5" (4.76 x 9.29m)

CONSERVATORY  
12'11" x 8'9" (3.95 x 2.69m)

## LANDING

LIVING ROOM  
15'7" x 14'8" (4.75 x 4.48m)

BEDROOM ONE  
11'3" x 14'3" (3.45 x 4.36m)

## ENSUITE

3'8" x 8'11" (1.13 x 2.73m)

## BEDROOM TWO

10'3" x 11'1" (3.14 x 3.40m)

## ENSUITE

4'11" x 7'3" (1.50 x 2.21m)

## BEDROOM THREE

8'3" x 11'5" (2.54 x 3.50m)

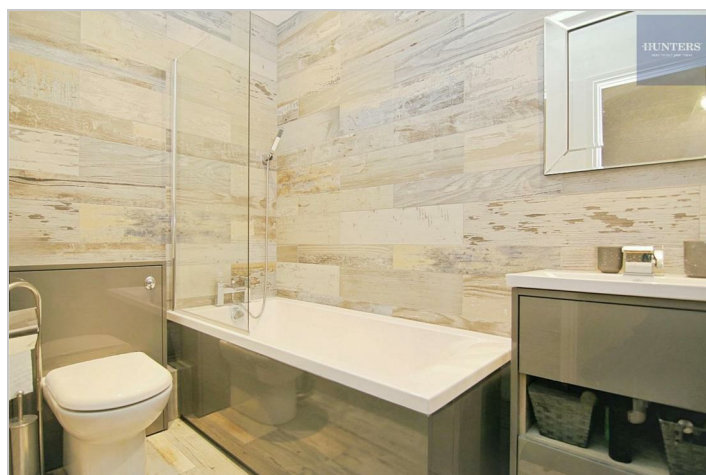
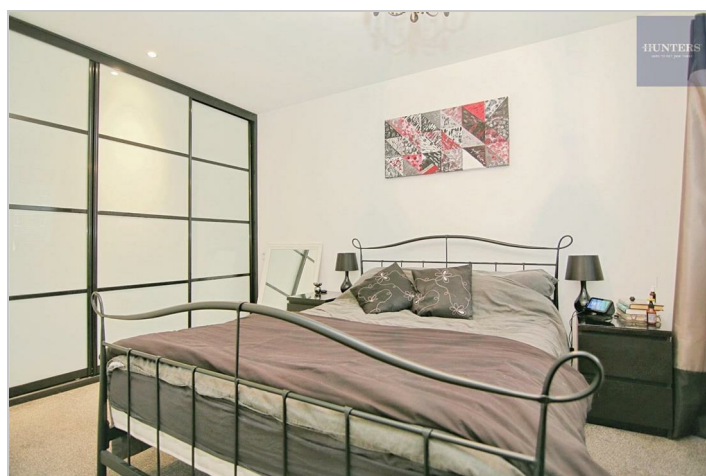
## BEDROOM FOUR

6'11" x 11'5" (2.11 x 3.50m)

## FAMILY BATHROOM

4'11" x 8'0" (1.50 x 2.46m)

## GARDENS & DRIVE



Road Map



Hybrid Map



Terrain Map



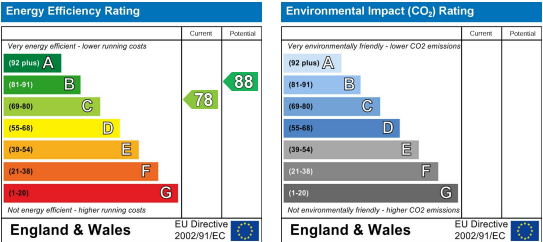
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.