



Horsforth Mill Low Lane, Horsforth LEEDS LS18 4GS

welcome to

Horsforth Mill Low Lane, Horsforth LEEDS

- Modern 1st-floor apartment in Horsforth Mill
- Open plan living kitchen
- Bedroom and bathroom
- Secure gated development with lift and undercover parking
- Perfect FTB/professional/young couple

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 1411.00
Ground Rent: 159.50

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£195,000

Entrance Hall

A spacious and welcoming entrance hall finished with attractive hardwood flooring and neutral décor, providing access to all principal accommodation. The area creates an immediate sense of space and quality upon entering the apartment.

Open Plan Living Kitchen

A contemporary fitted kitchen featuring a comprehensive range of sleek wall and base units, integrated appliances, generous worktop space, and modern finishes throughout. Designed with both practicality and style in mind, the kitchen complements the open-plan living space perfectly.

An impressive open-plan living space filled with natural light from large industrial-style windows. Offering ample room for both lounge and dining furniture, the room effortlessly combines modern living with character features, creating an ideal environment for relaxing, entertaining, and everyday living. The open layout enhances the sense of space and flow throughout the apartment.

Bedroom

A generously proportioned double bedroom beautifully presented with contemporary décor, high ceilings, and large windows allowing excellent natural light. Offering ample space for freestanding furniture, this comfortable

room provides a peaceful retreat while retaining the character and charm found throughout the apartment.

Bathroom

A modern space fitted with a walk-in shower enclosure, wash hand basin, and low-level WC. Finished with stylish tiling and contemporary fittings, the bathroom serves the apartment's accommodation beautifully.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Property Ref:
HFT107745 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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