

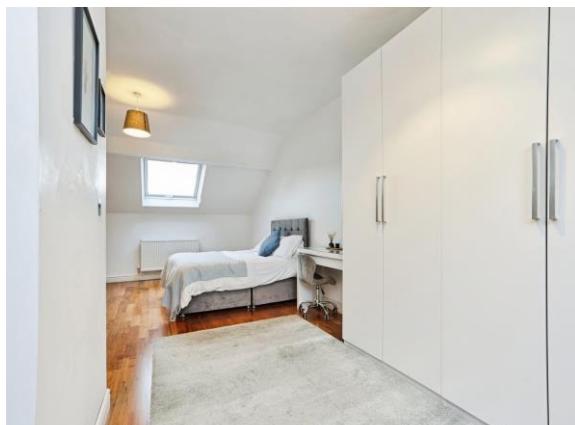


**Breary Terrace, Horsforth LEEDS LS18 5QJ**

welcome to

## Breary Terrace, Horsforth LEEDS

This ready-to-move-into property offers well-proportioned accommodation arranged over four floors, set on a generous corner plot with the added benefit of off-street parking. Located in a sought-after residential area, it's conveniently close to local amenities, schools and transport links.



## Breary Terrace

Situated in a sought-after residential area of Horsforth, this spacious home offers ready-to-move-into accommodation arranged over four floors. Ideally located close to excellent local amenities, well-regarded schools, and convenient transport links, it's perfect for a range of buyers.

Internal viewing is highly recommended to fully appreciate the space and versatility on offer. The accommodation briefly comprises: Ground Floor: Entrance hallway, cloakroom, and a generous kitchen/diner. Lower Ground Floor: A spacious reception room with double doors opening onto the garden. First Floor: Two well-proportioned bedrooms and the house bathroom. Second Floor: A stunning principal suite complete with ensuite shower room. Externally, the property sits on a generous corner plot with beautifully maintained gardens and ample outdoor space. Off-street parking to the side adds further convenience.

This fantastic home is sure to appeal to a wide range of buyers looking for space, style, and a prime location.

## Ground Floor

### Entrance Hallway

Door to the front opens into the welcoming hallway with useful understairs storage and radiator, stairs up to the first floor

### Cloakroom

A useful part tiled cloakroom with low flush wc, wash basin, boiler and tiled flooring

## Kitchen / Diner

26' max x 14' 10" max ( 7.92m max x 4.52m max )  
This generously sized L-shaped room features a fitted kitchen equipped with a range of wall and base units, complemented by laminate work surfaces and tiled splashbacks. It includes a ceramic sink, electric hob, built-in oven, and designated spaces for a freestanding fridge freezer, dishwasher, and washing machine.

Additional features include ceiling spotlights, vinyl flooring, and windows on three sides, allowing for plenty of natural light. There's ample room for a dining table and chairs, making it a versatile space for both cooking and entertaining. A staircase leads down to the lower ground floor.

## Lower Ground

### Lounge

28' x 13' 8" ( 8.53m x 4.17m )  
This well-proportioned lounge features neutral décor, ceiling spotlights, a radiator, and two windows that allow for plenty of natural light. Double doors to the side provide additional light and access, enhancing the airy feel of the space.

## First Floor

### Landing

Stairs from the ground floor and stairs up to the second floor

### Bedroom Two

12' 4" x 9' 10" max ( 3.76m x 3.00m max )  
A spacious bedroom with useful integrated wardrobes, radiator and window to the rear.

### Bedroom Three

14' 9" x 9' 9" max ( 4.50m x 2.97m max )  
A spacious bedroom with radiator and window to the front

## Bathroom

The part tiled bathroom comprises; panel bath with shower attachment and screen, low flush wc, wash basin, heated towel rail, tiled flooring and window to the side

## Second Floor Bedroom One

14' 9" max x 26' ( 4.50m max x 7.92m )  
This beautifully presented space offers bright, neutral decor and stylish laminate flooring throughout. With ample room for freestanding furniture, it's ideal for creating a comfortable and personalised retreat. The room benefits from two skylights that flood the space with natural light, along with a radiator to keep things cosy year-round.

## Ensuite

The ensuite features a step-in shower cubicle, wash basin, and low flush WC. Additional touches include a heated towel rail, electric mirror with integrated lighting, and a shaver point. The walls are partially tiled, complemented by tiled flooring for a sleek and practical finish.

## Outside

Occupying a larger-than-average corner plot, this property boasts beautifully maintained gardens on three sides. Features include well-kept lawns, raised planted borders, and mature hedging and fencing that offer excellent privacy. To the rear, a charming paved patio provides the perfect spot for relaxing or entertaining. Off-street parking to the side adds further convenience and appeal.



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## Breary Terrace, Horsforth LEEDS

- Three Bedroom End-terrace
- Accommodation Over Four Floors
- Principle Bedroom with Ensuite
- Generous Corner Plot
- Off Street Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C



# £314,999

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Property Ref:  
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