



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.



view this property online williamhbrown.co.uk/Property/HFT107084



welcome to

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

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

view this property online [williamhbrown.co.uk/Property/HFT107084](https://www.williamhbrown.co.uk/Property/HFT107084)



Property Ref:
HFT107084 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 258 3476



Horsforth@williamhbrown.co.uk



110-112 New Road Side, Horsforth, Leeds,
West Yorkshire, LS18 4QB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)