



Broadgate Walk, Horsforth Leeds LS18 4HF

welcome to

Broadgate Walk, Horsforth Leeds

Guide Price £325,000 - £335,000 Spacious 3-bedroom semi-detached home in a sought-after Horsforth location, close to amenities, schools & transport links. Offered with no onward chain, featuring well-presented accommodation, generous gardens, driveway parking & a detached garage.



Broadgate Walk

A spacious three-bedroom semi-detached home, ideally situated in a popular Horsforth location close to local amenities, well-regarded schools, and excellent transport links.

Offered with no onward chain, this property is sure to appeal to a wide range of buyers, and early internal viewing is highly recommended.

The well-presented accommodation briefly comprises an entrance hallway, a generous lounge, a kitchen/diner, and a conservatory to the ground floor. To the first floor are two double bedrooms, a third single bedroom, and a family bathroom.

Externally, the property occupies a generous plot with gardens to both the front and rear, along with a driveway and detached garage providing off-street parking and additional storage.

Ground Floor

Entrance Hallway

Door to the front, radiator and stairs up to the ground floor

Lounge

A spacious lounge bright neutral decor with contrasting laminate flooring, open fireplace with stone heart, radiator and window to the front.

Kitchen / Diner

The fitted kitchen provides a range of wall and base units with complementary work surfaces over which incorporate a sink and drainer unit with mixer tap and induction hob. Space for dishwasher, washing machine and free standing fridge freezer. Ample space for dining table and chairs, laminate flooring and double doors opening into the conservatory

Conservatory

A useful additional space to the property with doors opening out onto garden

First Floor

Landing

Stairs from the ground floor, radiator and window

Bedroom One

A good sized double bedroom with laminate flooring, radiator and window

Bedroom Two

A second double bedroom with laminate flooring, radiator and window

Bedroom Three

Laminate flooring, radiator and window

Bathroom

The bathroom comprises; bath with shower over, wash basin, low flush wc, boiler and storage cupboard, radiator and window

Outside

The property occupies a generous plot, featuring a lawned garden to the front with off-street parking to the side.

A detached garage offers ample storage space.

To the rear, there is a spacious garden with fenced boundaries, predominantly laid to lawn, alongside a paved patio area ideal for outdoor seating.

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.



view this property online williamhbrown.co.uk/Property/HFT107593



welcome to

Broadgate Walk, Horsforth Leeds

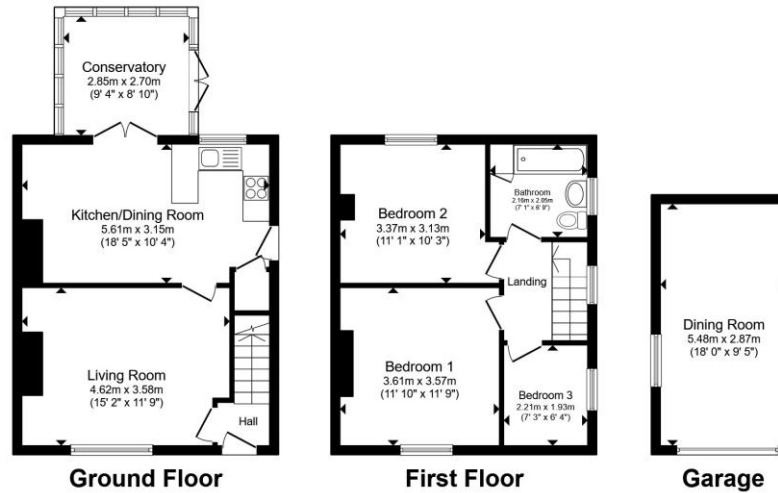
- Spacious three-bedroom semi-detached home
- Sought-after Horsforth location
- Offered with no onward chain
- Generous front and rear gardens
- Driveway providing off-street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

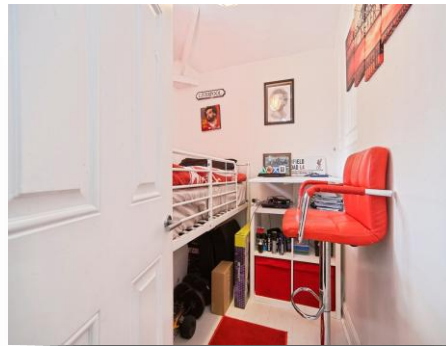
£325,000 - £335,000



Total floor area 100.7 m² (1,084 sq.ft.) approx

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.propertybox.io


william
h brown



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFT107593](https://www.williamhbrown.co.uk/Property/HFT107593)



Property Ref:
HFT107593 - 0004

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)