



New Road Side, Horsforth Leeds LS18 4JQ

welcome to

New Road Side, Horsforth Leeds

An exceptional detached family home with stunning woodland views, wrap-around gardens and an impressive open-plan living kitchen. Beautifully extended and full of character, the property also benefits from a raised entertaining terrace, gated parking and a large garage/workshop.



Entrance Hall

A welcoming reception hall showcasing the property's character from the moment you enter, featuring attractive period styling, staircase to the first floor and access to the principal ground floor rooms.

Lounge

A spacious and elegant reception room enjoying excellent natural light from the bay window. The feature fireplace and attractive proportions make this the perfect room for relaxing and entertaining.

Family Snug

A cosy secondary reception room creating a warm and inviting atmosphere all year round.

Open-Plan Living Kitchen

An impressive contemporary kitchen fitted with a comprehensive range of stylish units, quartz work surfaces and integrated appliances. Open plan to the dining and living areas, the room is flooded with natural light from rooflights and bi-folding doors opening onto the terrace.

Dining Area

Positioned within the heart of the open-plan living space, offering ample room for family dining and entertaining whilst enjoying views over the gardens and woodland beyond.

Utility Room

Fitted with additional storage units, work surfaces and appliance space, providing practical day-to-day functionality away from the main kitchen.

Shower Room

Beautifully presented and fitted with a walk-in shower, wash hand basin and low-level WC, serving the ground floor accommodation.

Home Office / Guest Bedroom

A highly versatile room featuring a striking exposed stone wall and vaulted ceiling. Equally suited as a home office, guest bedroom, playroom or hobby

room.

Landing

A spacious landing providing access to all first-floor accommodation.

Master Bedroom

A generous double bedroom enjoying front-facing aspects, fitted wardrobes and attractive character features including high ceilings and decorative detailing.

Bedroom Two

A spacious double bedroom overlooking the woodland backdrop and enjoying a peaceful setting.

Bedroom Three

A further generous double room benefiting from pleasant views and a versatile layout suitable for guests or family members.

Bedroom Four

A well-proportioned bedroom offering flexibility as a nursery, dressing room, study or family bedroom.

Family Bathroom

A fully tiled family bathroom comprising panelled bath with shower over, wash hand basin and WC. Dual aspect windows provide natural light and ventilation.

Garage & Workshop

A substantial detached space providing excellent storage, workshop facilities or potential for alternative uses, subject to any necessary permissions and consents.

Grounds & Gardens

The property sits proudly within a generous plot surrounded by mature woodland, creating a wonderfully private and picturesque setting. To the front, attractive gardens and planting enhance the kerb appeal, whilst the side gardens provide extensive lawned areas ideal for families and outdoor enjoyment.

The standout external feature is the impressive raised composite sun terrace with glazed balustrades, providing an exceptional entertaining space with far-reaching views across the surrounding landscape and woodland. Perfect for al fresco dining, relaxing with family and friends, or simply enjoying the peaceful surroundings, this area effectively becomes an additional outdoor reception space.

The lower garden level provides secure gated off-street parking for multiple vehicles together with access to the substantial garage and workshop. The combination of mature gardens, woodland outlook, elevated views and extensive entertaining areas creates a truly unique outdoor environment seldom found so close to the heart of Horsforth.

Agent 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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welcome to

New Road Side, Horsforth Leeds

- Stunning Detached Period Family Home
- Fabulous Open-Plan Living Kitchen Diner
- Woodland Backdrop & Wrap-Around Gardens
- Elevated Sun Terrace, Gated Parking & Garage
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Tenure: Freehold EPC Rating: D

Council Tax Band: D

£635,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFT107387 - 0003

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