



Stoneacre
Properties



Broadgate Lane
Horsforth Leeds, LS18 4BX

£335,000

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Entrance

On entering the property you are welcomed into the entrance hallway which offers ample space for storage of coats and shoes, boasting a double glazed window to the side elevation, and opening up to the lounge, kitchen, diner. Laminate flooring runs throughout the ground floor. There is an eye-catching glass staircase offering access to the first floor.

Lounge/Kitchen/Diner

Having been opened up by the current vendors this bright and airy space offers the perfect modern living set up. Ample space is provided for a formal seating area which incorporates the bay window and leads seamlessly into the spacious dining area, which boasts a well presented feature fireplace. The space is finished off with the brand new kitchen. Access is provided out to the rear garden via the newly installed three pane bifolding doors.

Kitchen

This modern kitchen has only recently been fitted and is made up of shaker style wall and base units. It further comprises integrated dishwasher, washing machine, electric oven, hob with extractor above, larder, space for a freestanding fridge/freezer, breakfast bar seating for up to three, all finished with a tile splashback and gold finishings. The combi boiler is housed in the kitchen and a side door offers access outside.

Landing

Landing is fully carpeted and comprises a further double-glazed window to the side elevation of the property. All windows throughout the property are double glazed. From the landing, access is offered

to the three bedrooms, house bathroom and the loft, which has been fitted with a pull down, fold up ladder for easy use.

Primary Bedroom

Spacious double bedroom with bay window to the front elevation of the property and is laid with carpet and boasts feature lighting and fitted wardrobes.

Bedroom 2

Second double bedroom laid with carpet, with the window overlooking the rear garden and fitted wardrobes.

Bedroom 3

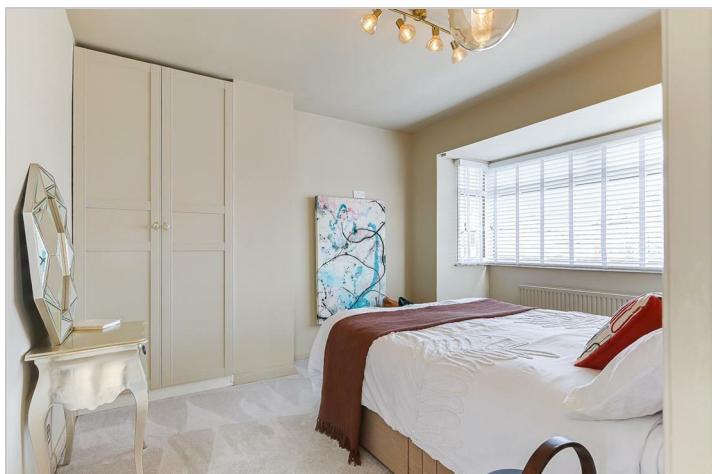
Third single bedroom is finished with laminate flooring over-looking the rear garden.

Bathroom

This brand-new house bathroom is striking in appearance, comprising toilet, floating vanity sink, towel radiator, rainfall shower over bath with integrated tap, and boasts newly installed floor to ceiling Italian tiles.

External

Externally, the front of the property boasts a spacious block paved driveway that can accommodate up to three cars, and a gravelled front garden. Side access is offered down both sides of the property. To the left-hand side is an external storage cupboard. To the rear is a low maintenance paved garden accessed via the bifolding doors.



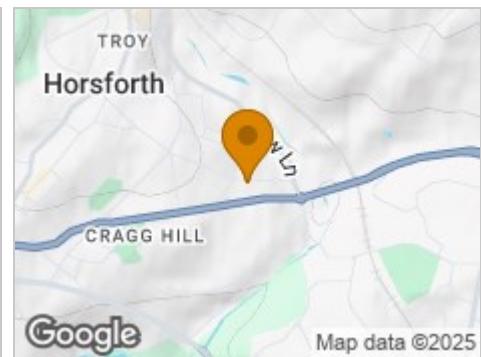
Road Map



Hybrid Map



Terrain Map



Floor Plan



Broadgate Lane, Horsforth, LS18 4BX

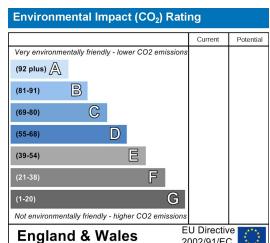
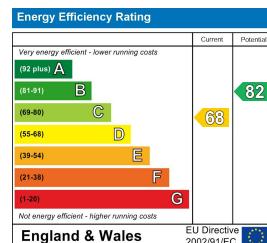
Total Area: 83.2 m² ... 895 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement.
The plan is for illustrative purposes only and should be used as such.

Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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