



**Broadgate Lane**  
Horsforth



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£675,000  
Offers In The Region Of

# Broadgate Lane

Horsforth

A LARGE FAMILY HOME with OVER 2500.sq.ft living space, inc FIVE BEDROOMS & THREE BATHROOMS across three floors - DESIRABLE HORSFORTH LOCATION, close to all the local action, excellent schools, amenities and transport links/ train station. BESPOKE FEATURES THROUGHOUT - Control 4 home automation which makes this a perfect smart home, from music, heating through to security, it can all be controlled by the flick of a switch, The vendor is happy to leave this system in place subject to a satisfactory purchase price, or is negotiable.. FINISHED TO A HIGH STANDARD - Entrance hall, lounge and open-plan kitchen/family room with bi fold doors to rear. Utility room & WC. First floor: Three double bedrooms and house bathroom. The principle with dressing room, en-suite & juliette balcony. Second floor: Two large double bedrooms and a shower room. WRAP AROUND GARDENS, electric gates, off-street parking and LARGE SUMMER HOUSE/GARDEN BAR. \*\*NO CHAIN SALE\*\*



## INTRODUCTION

Offered for sale with no upward chain and boasting over 2500 square feet, this impressive semi is a 'must view' property. With five double bedrooms, three bathrooms, open-plan living and a garden bar! The house is finished to a high standard throughout, with bespoke additions and along with all of this, the location is fantastic, close to all the local action, excellent schools, amenities and transport links, which includes the train station at Horsforth. This property sits within a generous sized plot, with gardens to three sides and parking at the front, all accessed via electric gates. Internally the property briefly comprises:- Entrance hallway, luxury bay fronted lounge and open-plan kitchen/family room with bi fold doors to rear. Useful utility room and down stairs WC. To the first floor are three double bedrooms and house bathroom. The main bedroom having dressing room, large juliette balcony and access to a private en-suite. The second floor is ideal for older children with two large double bedrooms and a shower room. Garden to the rear, which is enclosed and has large paved terrace, lawn raised flower beds and a large summer house which has been converted in to a garden bar! Perfect for entertaining. The property boasts Control 4 home automation throughout which makes this a perfect smart home. From music, heating through to security, it can all be controlled by the flick of a switch. The vendor is happy to leave this system in place subject to a satisfactory purchase price, or is negotiable.

## LOCATION

This is a prime residential location where you will find excellent schools to suit all ages, with pre-schools, also Kids Club and Trinity University all on hand. Amble to an array of eateries, bars, shops etc, with supermarket, park, banks etc also on hand. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train

Station is located down the A65 and offers further means of convenient access into the City (8 mins) and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

## HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS18 5AB.

## ACCOMMODATION

### TO THE GROUND FLOOR

Composite entrance door leading into...

### ENTRANCE HALL

Offering a warm and spacious welcome to the house. Vertical central heating radiator. Staircase to the first floor. Doors into...

### LOUNGE (Into bay)

18'0" x 11'1"

A generous sized reception room with inset electric fire. Shelving and cupboards fitted within the alcove providing useful storage space. Fitted speakers. Access to a useful storage cupboard.

### KITCHEN-DINING-FAMILY ROOM

29'6" x 14'1"

A stunning open-plan room with a perfect modern layout. Bi-fold doors are a superb feature, opening outside into the garden and letting the light flood in. The room has a ceramic tiled floor running throughout with under floor heating, smart & practical. The kitchen has a wonderful range of bespoke high gloss finish cabinetry and drawers providing excellent storage space, contemporary 'Dekton' worksurfaces over. Inset stainless steel sink, side drainer and

modern mixer tap with boiling water. Integrated electric oven, combi oven and induction hob with down-extractor. Integrated wine chiller and plate warmer. Large kitchen island, fabulous space for casual dining or if entertaining, along with a separate breakfast bar. Integrated speakers throughout. Plenty of space to add a large sofa, dining table and chairs etc.

## UTILITY ROOM

11'5" x 5'0"

Taking care of the practical requirements of the household. Fitted with additional storage units, with complementary worktop. Inset stainless steel sink, side drainer and mixer tap. Plumbed for a washing machine, space for a tumble dryer. Ceramic tiled floor.

## INTEGRAL GARAGE

16'5" x 11'6"

Of excellent proportions, providing excellent additional useful storage space, with scope also to convert into further reception/living space, (subject to necessary permissions).

## WC

7'0" x 3'8"

A useful additional to any modern home. Fitted with a two piece suite comprising low flush W.C and pedestal wash hand basin. Ceramic tiled floor. Vertical central heating radiator.

## LOWER GROUND FLOOR

Stairs lead down to...

## CELLAR

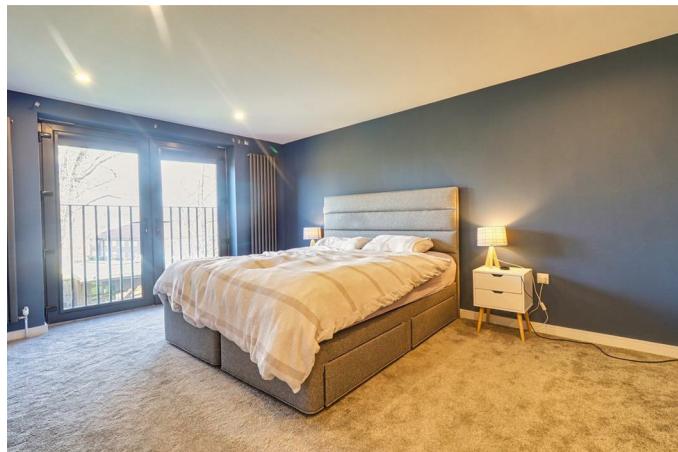
Providing additional useful storage space.

## TO THE FIRST FLOOR

Staircase from the hallway leading up to...

## LANDING

Another spacious area. Staircase to the second floor. Access into...



**BEDROOM ONE**

15'2" x 11'7"

A generous sized double bedroom with a large window overlooking the garden and 'Juliette' balcony. Two vertical central heating radiators. Recess/alcove to the chimney breast with point for wall mounted television. Opens into the dressing area...

**DRESSING AREA**

11'7" x 6'6"

With fitted furniture and dressing table providing clothes/shoe storage, walk-in wardrobe which provides hanging space.

**EN-SUITE**

11'7" x 7'11"

Larger than many and luxuriously appointed, creating a 'get away from it all haven! Roll top bath, walk-in shower with thermostatic waterfall/spa control, fitted vanity unit providing storage, with inset wash hand basin and tap, W.C. Subway style tiles to splash-back areas and ceramic tiled floor with underfloor heating. Integrated speakers. Ladder style radiator.

**BEDROOM TWO**

12'3" x 12'1"

A spacious, well proportioned bedroom overlooking the rear garden.

**BEDROOM THREE**

12'1" x 10'9"

This bedroom certainly does not disappoint on size either, another great double room.

**BATHROOM**

11'9" x 7'7"

A large house bathroom comprising panel bath, large corner shower cubicle with thermostatic control, W.C and wash hand basin. Subway style tiles to splashback areas. Tiled floor with underfloor heating. Fitted speakers.

**TO THE SECOND FLOOR**

Staircase from the first floor landing leading up to...

**LANDING**

Providing access to large eaves storage space, which also houses the hot water tank. Door into...

**BEDROOM FOUR**

16'3" x 13'7" (max)

A large room with dual aspect windows, perfect space for teenagers. Access to eaves storage.

**BEDROOM FIVE**

18'8" x 14'0" (max)

A fifth spacious room. Velux window, again, an ideal space for a teenager/older child. Access to eaves storage.

**SHOWER ROOM**

8'8" x 5'10"

Serving this floor nicely, fitted with a corner shower cubicle with thermostatic control, W.C and wash hand basin. Metro style tiles to splashback areas. Ladder style central heating radiator. Tiled floor.

**TO THE OUTSIDE**

This property enjoys a wrap around garden which is enclosed. Private gates allow access and at the front, there is a low maintenance garden area and off-street parking. The private rear garden has a raised terrace with Indian sandstone porcelain patio, perfect for those sunny days, where you can sit out and relax, or entertain friends etc. Steps lead down to a lawn with hedgerows and planted borders. A vegetable plot where you can grow your own is perfect for green fingered enthusiasts. Access into a summer house, which has a fitted alarm, with its own private verandah, currently fitted with a bar and providing a 'garden pub', however, could be used to suit your own personal requirements. Patio with lighting and fitted garden speakers. Shed with power and fitted alarm.

**MORTGAGE SERVICES**

We are whole of market and would love to help with your purchase

or remortgage. Call Hardisty Financial to book your appointment today option 3.

**PLANNING & BUILDING REGS.**

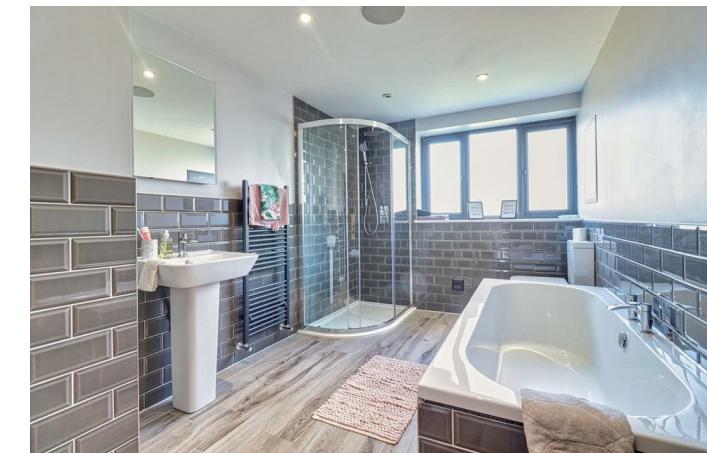
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

**SERVICES - Disclosure Of Financial Interests**

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contractors. We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website.

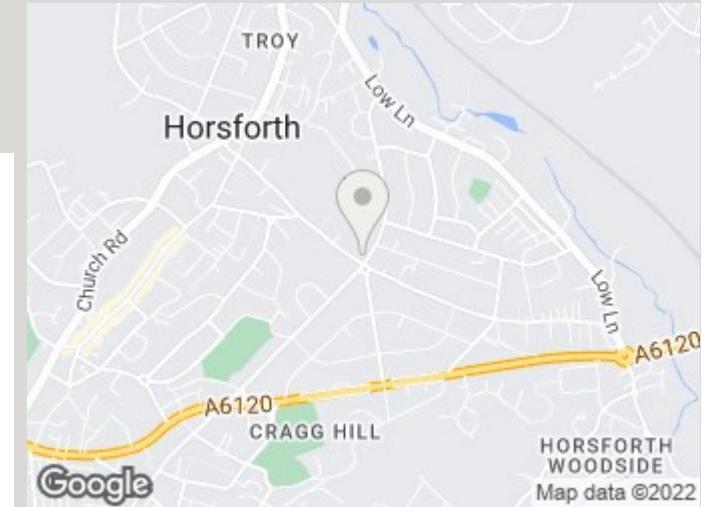
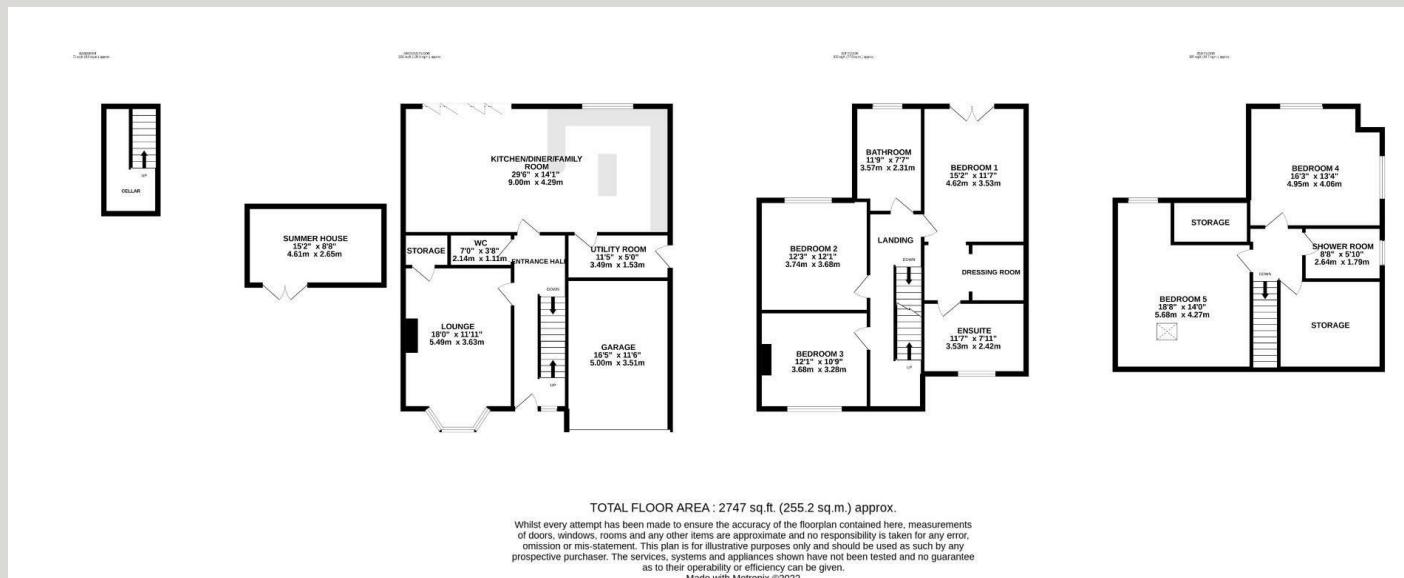
**BROCHURE DETAILS**

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



# Leeds

## Horsforth

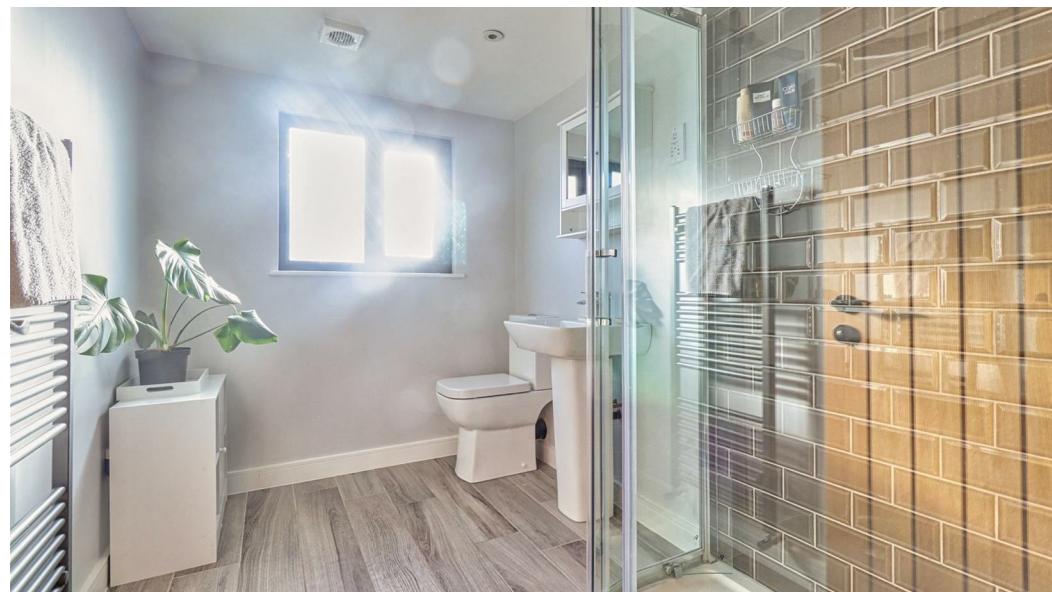


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



**HARDISTY PRESTIGE**  
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 The Property  
Ombudsman

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