



North Broadgate Lane

Horsforth, LS18

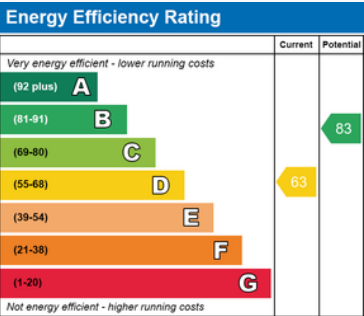
Introduction

A beautifully presented three-bedroom stone family home in the heart of Horsforth, blending period charm with modern updates. Features include a spacious lounge with large window, open-plan kitchen diner, conservatory, and a superb loft conversion with ensuite. Two further bedrooms and a stylish bathroom complete the layout. Enclosed gardens, cellar storage, and a recently fitted Baxi boiler (2023) add practicality. Ideally located for excellent schools, transport links, and Horsforth's vibrant amenities

PROPERTY TYPE	Stone Built
BEDROOMS	3
RECEPTION ROOMS	3
BATHROOMS	2

Property Information

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	D with B potential



Key Features

- Characterful stone-built period home
- Prime, central location, easy walking distance of great amenities
- Three large double bedrooms including loft ensuite
- Spacious lounge with large window
- Open-plan kitchen/diner & conservatory
- Enclosed sunny gardens with shed
- Cellar storage & new Baxi boiler (2023)
- Prime Horsforth location near schools & transport
- EPC: D
- Council Tax: E









AREA GUIDE

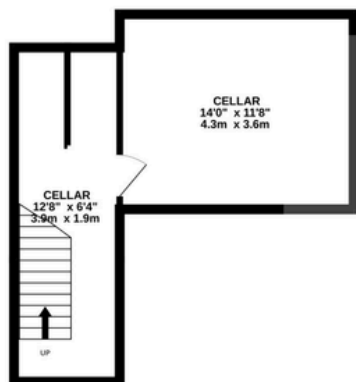
With its leafy streets, vibrant café culture and strong sense of community, Horsforth is one of Leeds' most sought-after suburbs. Set on the edge of open countryside yet just a short hop from the city centre, it offers the best of both worlds – a welcoming, village-like feel with all the perks of urban living. Independent coffee shops, eateries and boutiques line Town Street and New Road Side, giving the area its character and charm.

Lifestyle is a big part of Horsforth's appeal. From weekend brunches at Forde or coffee at Woodlawn, to evening walks along the Aire Valley or through nearby woodland trails, the pace here is relaxed but full of life. The local, Hall Park, community hubs and regular events – like the Horsforth Walk of Art – bring neighbours together and create a real sense of belonging.

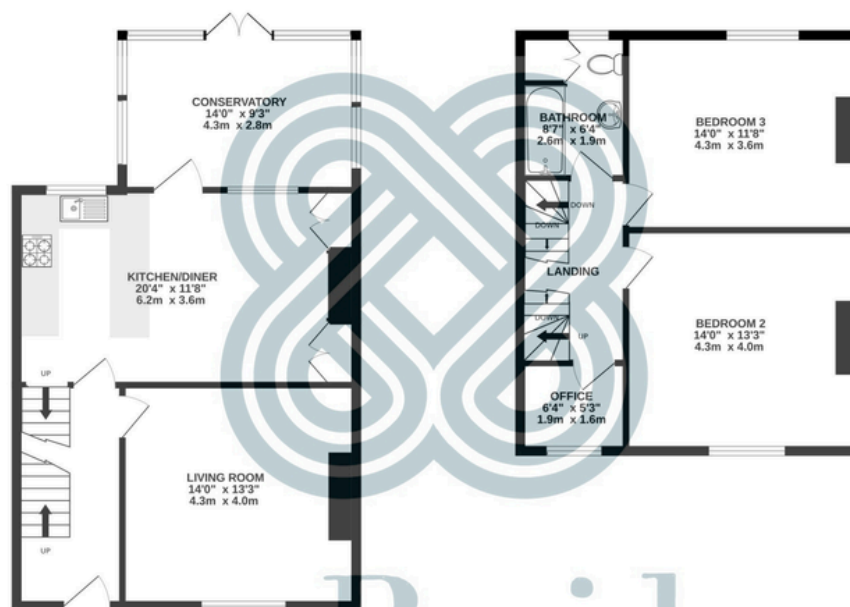
Families are drawn to Horsforth for its outstanding schools, with Broadgate Primary, St Marys and St Margarats all within easy walking distance.

Well connected by road, rail and air, Horsforth is a commuter's dream. With Horsforth Train Station and Kirksall Forge offering quick and direct access to Leeds, York, Ilkley and Harrogate. Leeds Bradford Airport is just minutes away. Horsforth is perfectly placed for both work and weekends away. A suburb that truly balances community, convenience and charm.

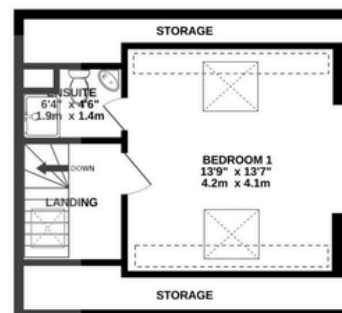
BASEMENT
291 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

Domus Residential

TOTAL FLOOR AREA : 1767 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not to purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.