



# B l e t c h l e y C o u r t

Horsforth, LS18 4FE



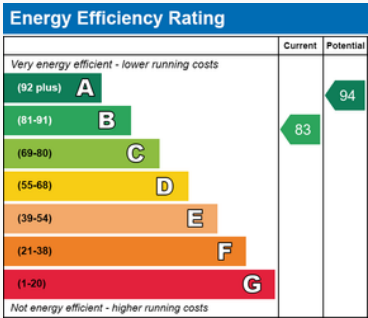
# Introduction

Basking in afternoon sun, the west-facing garden is a standout feature – complete with built-in seating and a detached garage repurposed as a gym and home office with attic storage. Set in the sought-after Horsforth Vale development with its own café, shop and lovely walks, this stylish three-bedroom home offers the perfect blend of modern living, outdoor space and strong links to Horsforth, Leeds and the nearby canal and river paths.

PROPERTY TYPE	Semi detached home, Stone
BEDROOMS	3
RECEPTION ROOMS	2
BATHROOMS	2

# Property Information

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





# Key Features

- West-facing garden with built-in seating
- Detached garage used as gym/office
- Stylish kitchen diner with garden access
- Principal bedroom with modern en suite
- Sought-after Horsforth Vale development setting
- Scenic walks, canal and river nearby
- Generous driveway with ample parking space
- EPC: B - Council Tax: D











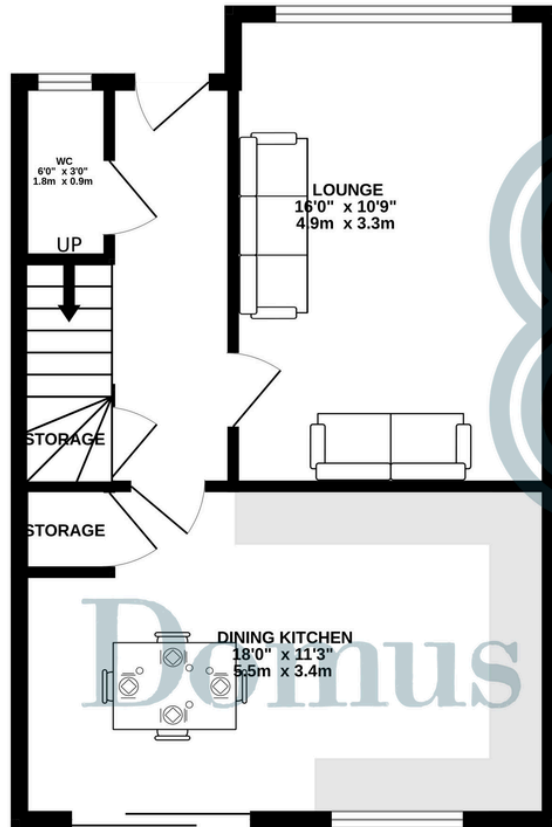
## AREA GUIDE

Horsforth is one of Leeds' most desirable suburbs, offering the perfect balance of village charm and city convenience. Steeped in heritage and rich in community spirit, it boasts a thriving high street with independent shops, cosy cafés, popular pubs and well-regarded restaurants, all set against a backdrop of tree-lined streets and period homes. The area is known for its excellent schools, making it particularly popular with families, and also offers superb commuter links via road, rail and bus – with Leeds city centre just a short journey away.

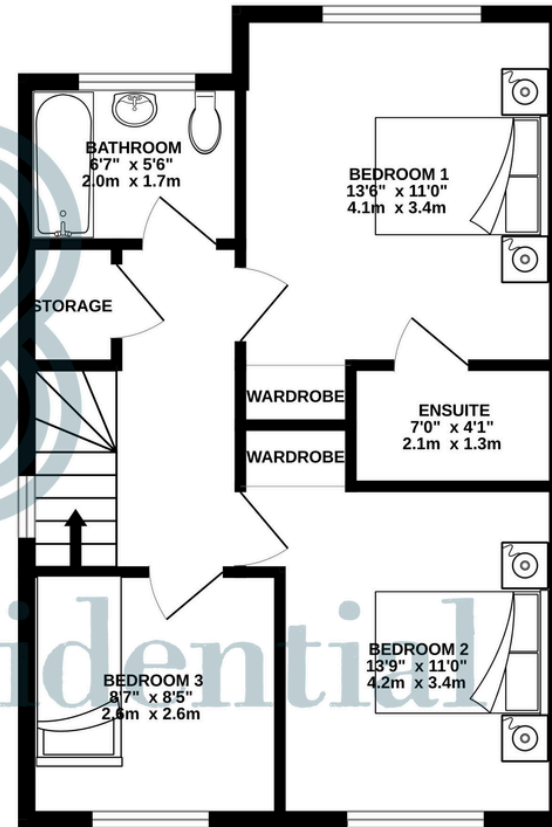
To the south of the suburb lies Horsforth Vale, a modern and thoughtfully planned development nestled among green spaces and mature woodland. With its own café, convenience store and access to local walking routes, the development offers a peaceful setting without compromising on connectivity.

One of the area's most appealing features is its proximity to the Leeds–Liverpool Canal and River Aire, with scenic towpath walks and cycling routes easily reached on foot or by bike. For those who enjoy the outdoors, nearby Kirkstall Abbey, Rodley Nature Reserve and Horsforth Hall Park offer a wealth of open green spaces to explore. Altogether, it's a location that beautifully blends lifestyle, convenience and calm.

**GROUND FLOOR**  
475 sq.ft. (44.1 sq.m.) approx.



**1ST FLOOR**  
475 sq.ft. (44.1 sq.m.) approx.



**TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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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.