

Ornella's Estates

PROUDLY INDEPENDENT



25 West End Lane

Horsforth, Leeds, LS18 5JP

Price £695,000



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INTRODUCTION

West End Lane, Horsforth – A Rare Gem of a Home in a Prestigious Location

Set in one of Horsforth's most desirable addresses, this superb, spacious detached bungalow offers the perfect blend of charm, comfort and lifestyle. From the moment you arrive, the immaculate kerb appeal and lovingly maintained front garden bursting with colour will steal your heart.

This chain-free home sits proudly on a generous plot, with a wide driveway offering ample off-street parking, complete with an EV charging point. The attached garage features electric doors, power and lighting – ideal for additional storage, a workshop, or secure parking.

Step through the front door into a warm and welcoming vestibule, which opens into a generously sized entrance hallway – giving an immediate sense of space and flow. The property boasts a spacious family lounge, perfect for relaxing or entertaining, and a light-filled dining kitchen ideal for hosting family meals and celebrations. A separate utility room adds practicality to everyday life.

There are three double bedrooms, offering comfort and space for all, along with a modern shower room and a convenient downstairs cloakroom/W.C.

But it's the rear garden that truly sets this home apart – a breathtaking English country garden sanctuary, beautifully landscaped with mature trees, an array of vibrant flowers, and lush lawned areas. Enjoy your morning coffee or evening wine from the elevated glass-balustrade balcony, with steps down to a paved patio – perfect for al fresco dining. This peaceful, private haven offers the ultimate retreat from busy life.

Whether you're looking to downsize in style or raise a family in a safe and serene environment, this home delivers. It's also ideally located near top local schools, scenic country walks, and excellent transport links, making everyday living effortless.

Don't miss the opportunity to make this exceptional home yours – viewings are highly recommended to fully appreciate the space, setting and lifestyle on offer.

WHAT OUR VENDORS SAY

We've lived in this lovely home for nearly two years and have poured a lot of thought and care into its design and decoration. Horsforth is a wonderful community—peaceful, welcoming, and with great neighbours. One of the things we've truly enjoyed is being right across from the primary school; it's heartwarming to see the cheerful children walking to school each morning.

The house boasts a beautiful, large south-facing garden that enjoys long hours of sunshine throughout the summer. It features a well-kept lawn, a wide variety of vibrant flowers, and even an apple tree that blossoms beautifully and bears fruit in season. It's a perfect space to relax, soak in the sun, or host gatherings with friends and family. Combined with the bright kitchen and rear lounge, the garden brings a wonderful sense of space and serenity—it's truly a place that lifts the spirit.

Inside, the home has been thoughtfully updated with a modern, minimalist design throughout, creating a calm and inviting atmosphere. It also features brand new carpets in every room, adding a fresh, cosy touch to the entire space.

It's with a heavy heart that we're moving on due to a change in our circumstances. This home holds many happy memories, and letting it go is not easy. We hope the next owners will love it as much as we have.

LOCATION

Experience the Charm of Horsforth: A Vibrant Community with Exceptional Amenities

Nestled in the picturesque suburbs of Leeds, Horsforth is a thriving community that seamlessly blends historical charm with modern conveniences. This sought-after locale offers an exceptional quality of life, making it an ideal place for families, professionals, and retirees alike.

Education Excellence

Horsforth boasts a range of outstanding educational institutions:

Nurseries: Families have access to several reputable nurseries, including Inspirations Nurseries & Forest Schools, Kids Planet Horsforth, and Prospect House Nursery, all providing nurturing environments for early childhood development. inspirationsnurseries.co.uk

Primary Schools: The area is home to esteemed primary schools such as Featherbank Primary School, Westbrook Lane Primary School, Broadgate Primary School, and St Margaret's C of E Primary School, each committed to fostering academic excellence and personal growth.

Secondary Education: Horsforth School serves as the local secondary school and sixth form, known for its dedication to "Opportunity and Achievement for All," offering a comprehensive curriculum that prepares students for future success.

Culinary Delights and Social Spots

Horsforth's vibrant dining scene caters to diverse tastes:

Restaurants: Bavette, a French bistro acclaimed as the UK's best local restaurant by The Good Food Guide, offers refined dishes in an elegant setting. Escape Restaurant provides a fusion of British and Mediterranean cuisine, perfect for various occasions.

Wine Bars and Cafés: Enjoy a relaxed evening at Lucia Wine Bar & Grill or The Forde, both offering extensive wine selections and cozy atmospheres. For daytime indulgence, local cafés serve artisanal coffees and homemade treats.

Shopping and Essentials

Residents benefit from convenient access to various supermarkets:

Morrisons on Town Street provides a wide range of groceries and household items. Tesco Express on Station Road caters to quick shopping needs with extended hours.

Recreational Spaces

Horsforth Hall Park serves as the community's green heart, featuring expansive lawns, a children's play area, a Japanese garden, and facilities for sports and events, offering a serene retreat for all ages.

Connectivity and Transport

Horsforth is well-connected, making commuting and travel convenient:

Rail: Horsforth Station provides regular services to Leeds, Harrogate, and York, facilitating easy access to major cities. Great Northern Trains

Air Travel: Leeds Bradford Airport, located nearby, offers flights to over 70 destinations.

Public Transport: Comprehensive bus services connect Horsforth to surrounding areas, ensuring seamless local travel.

Whether you're seeking top-tier education, diverse dining experiences, ample shopping options, or excellent transport links, Horsforth presents an enviable lifestyle in a welcoming community.

HOW TO FIND THE PROPERTY

SAT NAV LS18 5JP

APPROACH

As you approach this beautiful and much loved home, you immediately get the feeling that this is going to be a spacious detached bungalow. Great for anyone wishing to downsize or as a fabulous family home. You will not be disappointed. Comprising:

ENTRANCE VESTIBULE

Great for taking off shoes and storing them away. Comprising Upvc double glazed windows to the front elevation. Composite entrance door. Door leading to:

Tel: 01943 661506

SPACIOUS ENTRANCE HALLWAY

This is a lovely light and airy hallway. Great for hanging up your coats. Comprising single radiator. Access to loft area. Doors leading to:

LARGE FAMILY DINING KITCHEN

20'0" x 15'7" (6.12 x 4.75)

Great for those who enjoy getting the family together and sitting round the dining table. This is the heart of the house. Offering an abundance of natural lights and comprising Upvc double glazed windows to the rear elevation overlooking the stunning privately enclosed garden. Velux windows allowing more light. A wide range of fitted wall and base units with underlighting and granite worksurfaces over. Island. Integral electric cooker with gas hob and AEG extractor fan over. Astrite style sink one and a half bowl single drainer. Points for fridge freezer and dishwasher. Inset spot lights. Radiators. Door leading to:

FABULOUS UTILITY ROOM

12'6" x 6'8" (3.81m x 2.03m)

This is a great room. Again offering an abundance of natural light and comprising Upvc double glazed windows to the side elevation. Upvc double glazed door to the rear elevation leading into the garden. A wide range of beautifully fitted modern wall and base units for storage with laminate worktops over. Stainless steel sink. Points for washing machine and dryer. Part tiled walls. Door leading to:

DOWNSTAIRS W.C.

6'6" x 3'10" (1.98m x 1.17m)

Briefly comprising Upvc double glazed window to the side elevation. Low level w.c. Vanity unit with built in wash hand basin. Inset spot lights. Radiator.

LARGE FAMILY LOUNGE

22'3" x 18'11" (6.79 x 5.78)

Again this beautiful room will not disappoint. Offering an abundance of natural light and leading into the stunning privately enclosed child friendly garden, it's almost like bringing the outside inside. Comprising floor to ceiling bi-folding doors that lead onto a balcony seating area with glass balustrade. Upvc double glazed window to the side elevation. Velux windows. Two double radiators. Electric feature fire. TV point. A fabulous room for relaxing, whilst the children/grand-children play safely in the garden.

MASTER BEDROOM

10'3" fitted wardrobes x 13'8" max (3.14 fitted wardrobes x 4.19m max)

This is a lovely double bedroom complete with fitted wardrobes. Comprising Upvc double glazed windows to the front elevation. Single radiator. Coving to ceiling.

BEDROOM.2.

10'6" x 10'3" (3.20m x 3.12m)

Another double bedroom comprising Upvc double glazed windows to the front elevation. Single radiator. Coving to ceiling.

BEDROOM.3.

10'2" x 9'4" (3.10m x 2.84m)

Another lovely bedroom, comprising Upvc double glazed windows to the front elevation.. Radiator.

LOVELY HOUSE SHOWER ROOM

8'10" x 5'8" (2.69m x 1.73m)

This is a lovely house shower room. Comprising a large walk in double shower. Vanity unit with built in wash hand basin. Low level w.c. Radiator. Upvc double glazed window to the side elevation. Fully tiled walls and floors. Inset spot light.

OUTSIDE

DRIVEWAY/GARAGE

To the front of the property there is an attractive block paved driveway providing ample parking leading the the garage with electronic doors power and light with a further door leading into a little garden workshop. There is the added bonus of an EV Charging Point. There are raised flower beds to the front with flowers and shrubbery.

CHILD FRIENDLY PRIVATELY ENCLOSED SOUTH FACING GAR

This stunning privately enclosed south facing garden is what truly sets this home apart – a breathtaking English country garden sanctuary, beautifully landscaped with mature trees, an array of vibrant flowers, and lush lawned areas. Enjoy your morning coffee or evening wine from the elevated glass-balustrade balcony, with steps down to a paved patio – perfect for al fresco dining. This peaceful, private haven offers the ultimate retreat from busy life. The family will adore coming to visit and enjoying those summer barbecues and family celebrations.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



Road Map



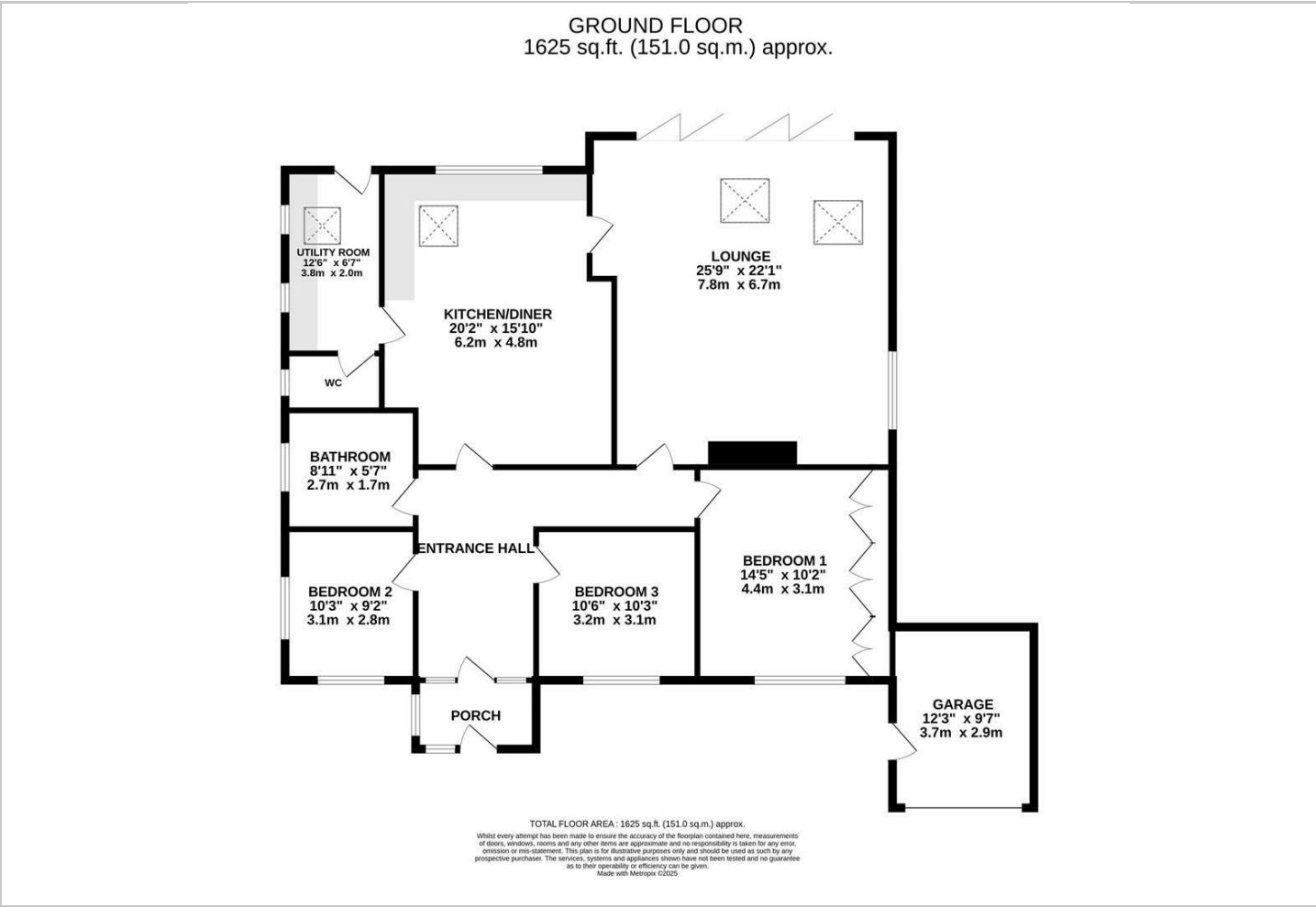
Hybrid Map



Terrain Map



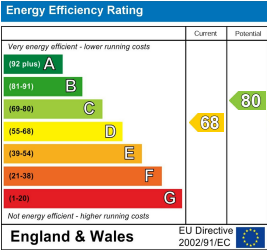
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.