

# HUNTERS®

HERE TO GET *you* THERE

**Broadgate Avenue, Horsforth, LS18**

**Guide Price £325,000**

**Property Images**





## Property Images





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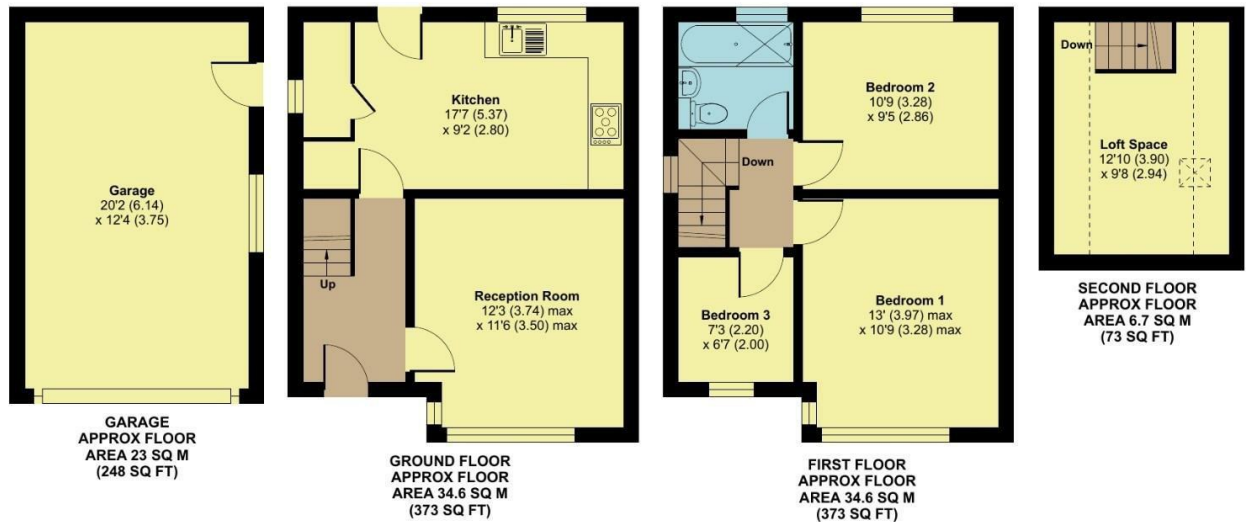
## Property Images



## Broadgate Avenue, Horsforth, Leeds, LS18



Approximate Area = 819 sq ft / 76 sq m  
 Limited Use Area(s) = 50 sq ft / 4.6 sq m  
 Garage = 248 sq ft / 23 sq m  
 Total = 1117 sq ft / 103.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1335969

### EPC

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

### Map



### Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

### Exciting Opportunity in the Heart of Horsforth – Broadgate Avenue

Set on a generous corner plot, this fantastic three-bedroom semi-detached home on Broadgate Avenue, Horsforth, is bursting with potential. This much-loved family home is now ready for a new chapter – whether you're looking to move straight in or transform it to suit your style, the possibilities here are endless.

Superb location, Broadgate Avenue sits right in the heart of Horsforth, one of Leeds' most desirable suburbs. With excellent schools such as Horsforth School and local primary options nearby, it's a firm favourite for families. Enjoy easy access to Horsforth Hall Park, vibrant cafes, independent shops, and a variety of restaurants. Commuting is a breeze with Horsforth train station, great bus routes, and major road links all close by.

#### Key features:

- **Spacious Living:** A welcoming entrance hallway leads to a bright bay-fronted living room, ideal for relaxing evenings. The open kitchen/diner offers a great social space, with ample units, neutral décor, and a handy store cupboard – perfect for modern family living and entertaining.
- **Three Well-Proportioned Bedrooms:** All with neutral tones and ready for you to personalise. The front bedrooms enjoy lovely views, creating a light and airy feel.
- **Modern Family Bathroom:** Featuring a stylish P-shaped bath with shower over, vanity sink unit, and WC – practical yet tastefully finished.
- **Impressive Outdoor Space:** To the front, there's a lawned garden with shrub borders and a fenced boundary. The large driveway provides ample off-street parking and leads to a detached garage.
- **The real star of the show is the larger-than-average rear garden.** Thoughtfully designed with low-maintenance in mind having artificial grass, sleeper borders, a paved patio, outside pizza oven, and a dedicated play area, this fully enclosed space is perfect for children, pets, and social gatherings alike.
- **Endless Potential to Extend:** Set on an enviable corner plot, this home is a rare gem with huge scope to extend to the side and rear (subject to planning permission). Whether you're dreaming of a large open-plan kitchen/diner, extra bedrooms, a home office, or even a garden room – this property offers the perfect canvas to bring your vision to life and significantly add value.

**Don't Miss Out!** This is a unique opportunity to secure a spacious home in a prime location with bags of potential. If you're looking for somewhere you can move into today – yet still, make your own and create your dream home – this is the one for you.

Call now to book your viewing – early interest is expected!

## Features

- CHAIN FREE • LARGER THAN AVERAGE CORNER PLOT • FANTASTIC POTENTIAL TO EXTEND • MOVE IN READY HOME • KITCHEN / DINER • THREE BEDROOM SEMI DETACHED • DRIVEWAY AND GARAGE • POPULAR LOCATION • COUNCIL TAX BAND:- C • EPC RATING:- C