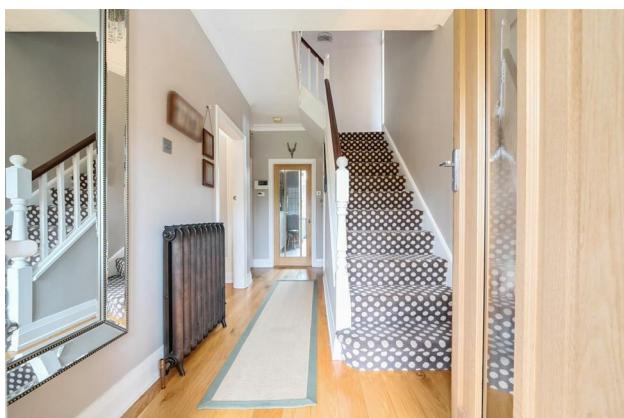


**West End Lane, Horsforth, LS18**

**Offers Over £650,000**

**Property Images**



## Property Images



## Property Images



## West End Lane, Horsforth, Leeds, LS18



Approximate Area = 1535 sq ft / 142.6 sq m

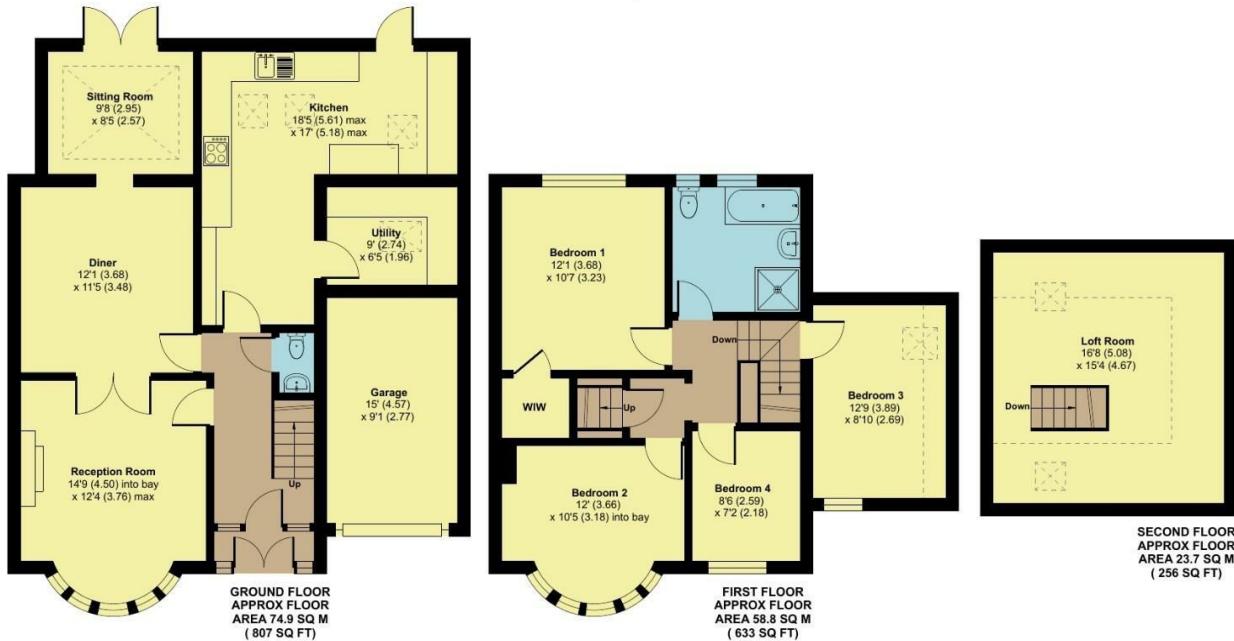
Limited Use Area(s) = 161 sq ft / 14.9 sq m

Garage = 130 sq ft / 12 sq m

Total = 1826 sq ft / 169.5 sq m

For identification only - Not to scale

Denotes restricted head height

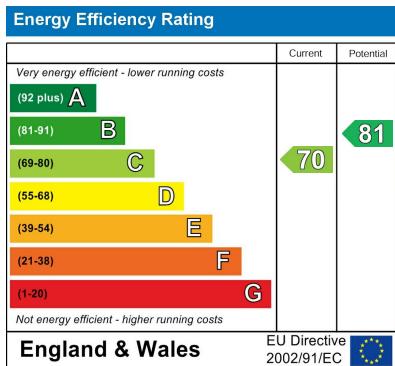


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.

Produced for Hunters Property Group. REF: 1154010

## EPC



## Map



## Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Welcome to a superb and much-loved extended four-bedroom semi-detached home located on the desirable West End Lane in Horsforth. This property boasts close proximity to Horsforth Hall Park, various amenities, popular local walks, and excellent transport links, making it an ideal next home.

## Key Features:

- Upon inspection, it is clear that the current vendors have meticulously maintained this beautiful home. It has been modernised over the years and extended to accommodate family requirements.
- The entrance hallway is inviting and features a modern downstairs WC.
- A spacious living room with a feature working fireplace and a large bay window with shutters, offering a cosy yet bright atmosphere.
- The dining room opens to an orangery that provides plenty of natural light, allowing you to take in the delightful view of the rear garden.
- The modern kitchen boasts clean lines, Corian work surfaces, integral appliances, a breakfast bar, and access to the rear garden.
- Conveniently located utility room for additional storage and functionality.
- Four bedrooms in total, three of which are generous doubles, along with a good-sized fourth bedroom.
- A fully tiled four-piece house bathroom.
- Versatile loft space offers versatility and would make a perfect study or office area.
- The front of the property features a lawn and a resin driveway leading to the garage.
- The rear garden is delightfully well-manicured with patio seating areas, a hedge, and a gate boundary, making it a fully enclosed and safe space for the family to enjoy.

This fantastic home must be viewed to appreciate what is on offer – it won't disappoint. Call today to book your viewing!

## Features

- EXTENDED SEMI DETACHED • FOUR BEDROOMS PLUS OCCASIONAL LOFT SPACE • MOVE IN READY • KITCHEN / BREAKFAST ROOM • UTILITY ROOM / DOWNSTAIRS WC • DESIRABLE LOCATION • BEAUTIFUL GARDEN • RESIN DRIVEWAY AND GARAGE • EPC RATING:-C • COUNCIL TAX BAND: D