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Back Lane, Horsforth, LS18

Guide Price £240,000

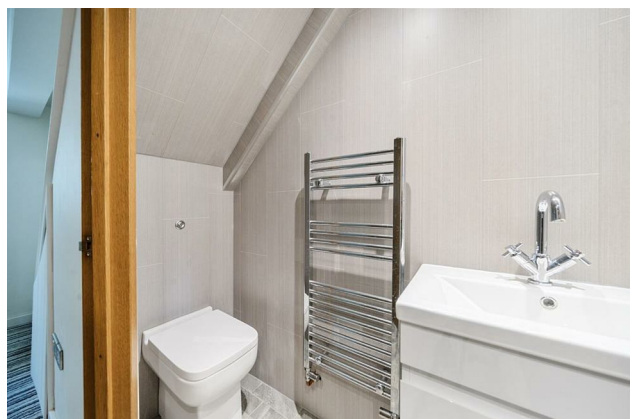
Property Images



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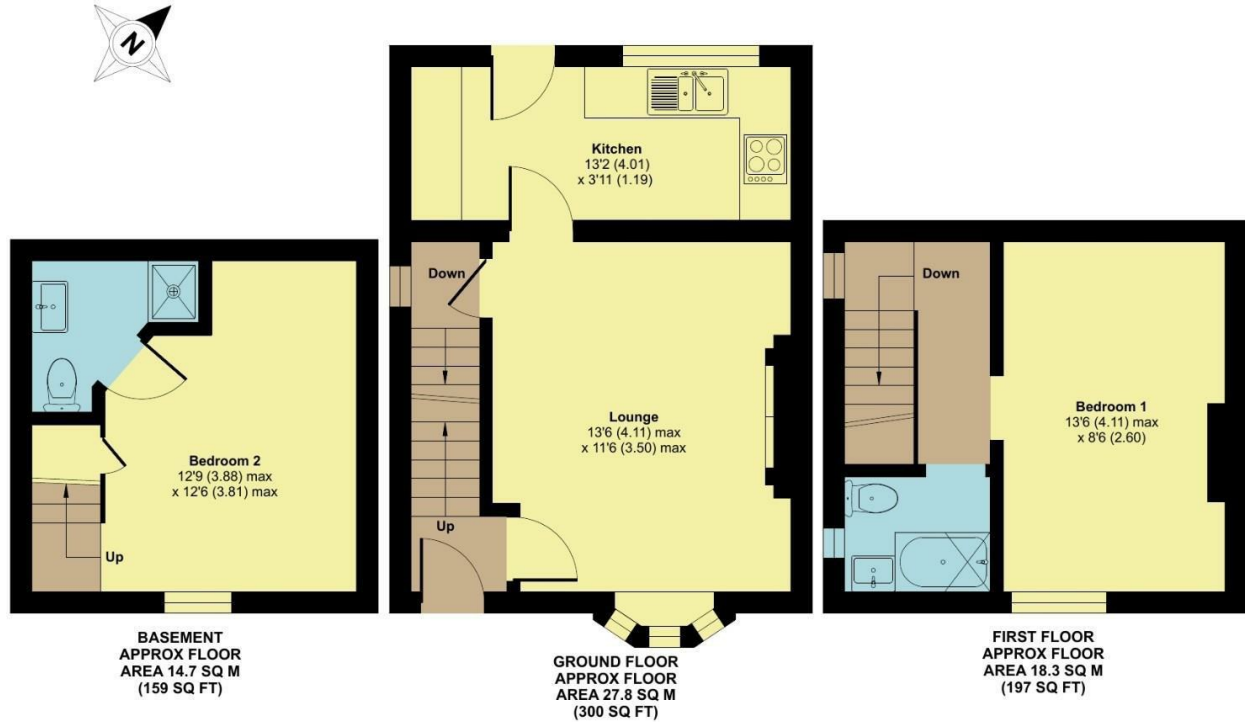
Property Images



Back Lane, Horsforth, Leeds, LS18

Approximate Area = 656 sq ft / 60.9 sq m

For identification only - Not to scale

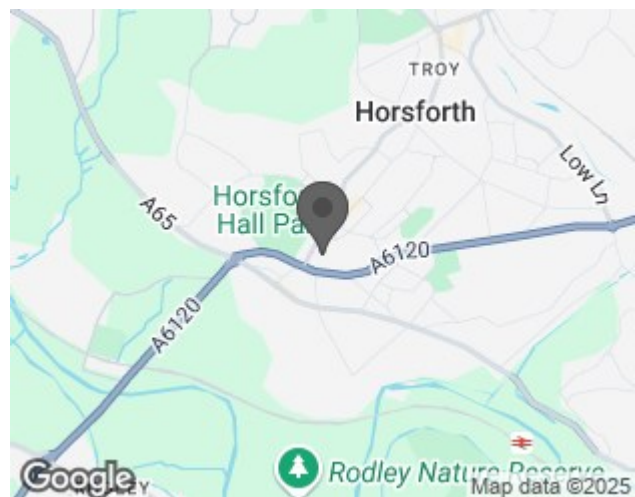


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1283506

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Map



Details

Type: House - End Terrace Beds: 2 Bathrooms: 1 Reception: 2 Tenure: Freehold

Summary

Back Lane, Horsforth, presents a beautiful two-bedroom end-terrace cottage, offered Chain Free. Nestled in the highly sought-after area of Horsforth, this charming property is just a stone's throw from Town Street and New Road Side, offering easy access to the fantastic amenities this area has to offer. Enjoy being close to a variety of bars, restaurants, coffee shops, Hall Park, and excellent transport links, making this the ideal spot for both work and leisure.

Key Features:

- Lovingly refurbished by the current owners, this home is move-in ready, perfect for first-time buyers or those looking to downsize.
- Entrance vestibule with access to the living room and stairs leading to the first floor.
- The Living Room features a small bay window and a stunning stone fireplace with exposed beams, providing a rustic, warm ambiance that beautifully complements the natural textures of the stonework.
- The kitchen is light and fresh with a bamboo work surface, offering plenty of built-in units, an oven, and a hob. There's also access to the rear courtyard.
- The main bedroom is a recently renovated double, offering a clean, fresh space that's ready for your personal touch.
- The main bathroom is sleek and modern, with a space-saving bath and shower over, a sink with a vanity unit, WC, and a towel rail.
- Bedroom Two is also a double, located on the lower ground floor with convenient understairs storage and a wet room attached, complete with a shower, sink, and Saniflow WC.
- To the front, the property has a small paved access.
- The rear courtyard provides a quaint outdoor space perfect for relaxing, with room for a bistro set to enjoy the outdoors.

This property is a rare gem, offering the best of both worlds – move-in ready and centrally located, yet tucked away on a quiet, peaceful back lane. Don't miss out on the opportunity to own this charming cottage in such a prime location.

Book your viewing today!

Features

- CHAIN FREE • END TERRACE COTTAGE • CONVERTED BASEMENT • TWO DOUBLE BEDROOMS • TWO BATHROOMS • MOVE IN READY • COURTYARD PATIO AREA • CENTRAL SOUGHT AFTER HORSFORTH LOCATION • COUNCIL TAX BAND:- B • EPC RATING:- D