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West End Lane, Horsforth, LS18

Guide Price £475,000

Property Images



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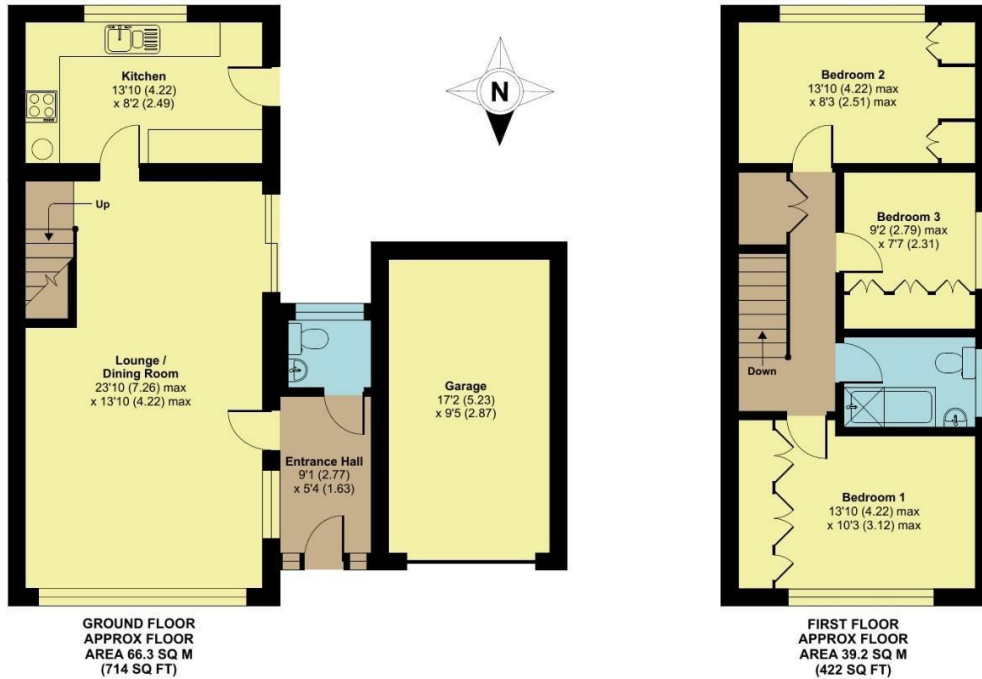
Property Images



West End Lane, Horsforth, Leeds, LS18

Approximate Area = 1136 sq ft / 105.5 sq m (includes garage)

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: 1394054

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 - Link Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

West End Lane, Horsforth – Chain Free

Situated on the ever-popular West End Lane, this well-maintained three-bedroom link-detached home offers an exciting opportunity to secure a property in one of Horsforth's most sought-after locations. Ready to move into, yet offering excellent scope to modernise and add value, this home is ideal for those looking to create a space truly their own. Horsforth is renowned for its strong community feel, highly regarded schools, and abundance of local amenities. Horsforth Hall Park is just a short distance away, along with the vibrant Town Street offering independent shops, cafés, bars and restaurants. Excellent transport links, including Horsforth train station, regular bus routes and easy access to Leeds city centre, make this a fantastic location for families and commuters alike.

Key Features:

- Well-maintained three-bedroom link-detached property
- Offered as a chain-free sale
- Potential to extend or add value (subject to planning permission)
- Spacious entrance hallway with space for coats and shoes with Downstairs WC
- Generous living/dining room with neutral décor, large front window provide plenty of natural light, and feature fireplace with open staircase to the first floor. Patio doors from dining area leading to side patio area and rear garden
- Kitchen with ample storage and work surface space and direct access to the rear garden
- Landing with storage cupboard housing the boiler and loft access
- Three well-proportioned bedrooms, all with fitted wardrobes
- Family bathroom with shower over bath, WC, wash basin and towel rail
- Driveway to the front leading to the garage
- Front lawn with mature hedge and shrub boundaries offering privacy
- Fully enclosed rear garden with patio area, lawn and fenced boundaries and access to the rear of the garage from the garden

This is a fantastic opportunity for anyone looking to turn a well-cared-for house into a forever home in a superb location. With its chain-free status and enviable setting, early viewing is highly recommended. Call today to book your viewing and avoid missing out.

Features

- CHAIN FREE • LINK DETACHED • THREE BEDROOMS WITH FITTED WARDROBES • DOWNSTAIRS WC • POTENTIAL TO EXTEND / ADD VALUE (subject to planning permission) • SOUGHT AFTER LOCATION • EPC RATING:- D • COUNCIL TAX BAND:- D