

HUNTERS[®]

HERE TO GET *you* THERE



Broadgate Walk

Horsforth, Leeds, LS18 4HB

£325,000



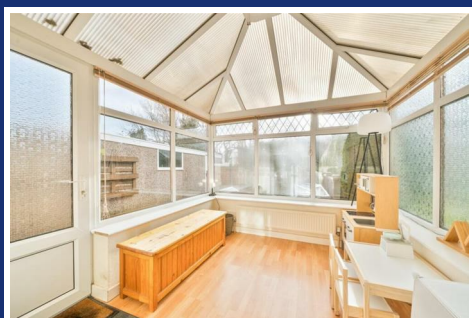
Council Tax: B



82 Broadgate Walk

Horsforth, Leeds, LS18 4HB

£325,000



- CHAIN FREE
- THREE BEDROOM SEMI-DETACHED
- DRIVEWAY & GARAGE
- GENEROUS SIZE REAR GARDEN
- LARGE SUPERB LOCATION
- MOVE IN READY
- PERFECT OPPORTUNITY MAKE IT YOUR OWN
- FRONT PORCH
- CLOSE TO AMENITIES
- COUNCIL TAX BAND - BEPC RATING - D

With convenient transport links via Horsforth train station and easy access to Leeds city centre, this location perfectly balances suburban tranquillity with city connectivity. There are also beautiful green spaces and scenic countryside walks nearby, making it ideal for families and professionals alike.

This superb three-bedroom semi-detached home is move-in ready, yet still offers plenty of opportunity to personalise and add further value over time.

Key Features:

Extended front porch – a practical addition perfect for keeping coats and shoes neatly tucked away before entering the main home
Spacious front lounge with a large window allowing plenty of natural light and a feature fire surround
Light and bright kitchen/diner with ample work surface space, generous cupboard storage and pantry
Conservatory overlooking the delightful private rear garden
Excellent downstairs flow between the lounge, kitchen and conservatory creating a fantastic social space for entertaining, while doors allow you to separate areas for cosy evenings in
Three well-proportioned bedrooms
Main bedroom featuring a beautiful exposed brick feature wall
Second bedroom enjoying views over the mature rear garden
Third bedroom currently used as a nursery, ideal also as a home office or flexible space to suit your needs
Family bathroom with shower over bath, WC, sink and heated towel rail
Tarmac driveway providing ample off-street parking, leading to a larger-than-average garage with power – ideal for secure storage or workshop use
Delightful rear garden with spacious decking area for entertaining, an additional seating area, and a lawn providing plenty of space for children to play safely

This is a superb home that is sure to attract strong interest. Don't miss this fantastic opportunity – book your viewing today!

Tel: 0113 257 6198

KITCHEN

17'10" x 11'6" (5.45m x 3.51m)

LIVING ROOM

17'11" x 12'0" (5.48m x 3.67m)

CONSERVATORY

8'10" x 7'10" (2.70m x 2.41m)

BEDROOM ONE

12'0" x 11'4" (3.67m x 3.46m)

BEDROOM TWO

11'7" x 11'1" (3.54m x 3.40m)

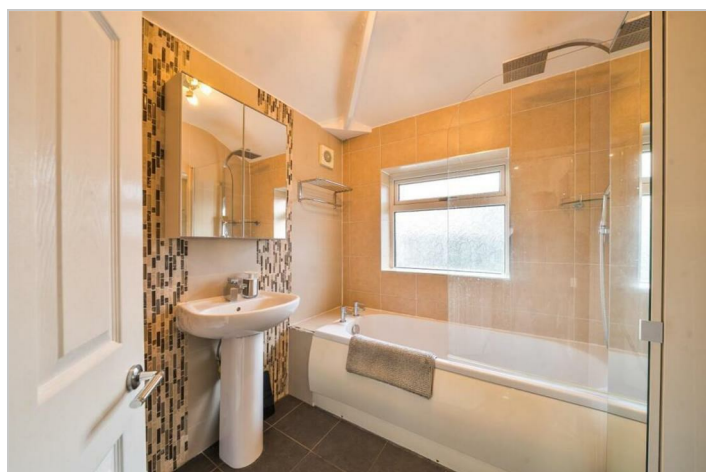
BEDROOM THREE

7'1" x 6'5" (2.17m x 1.97m)

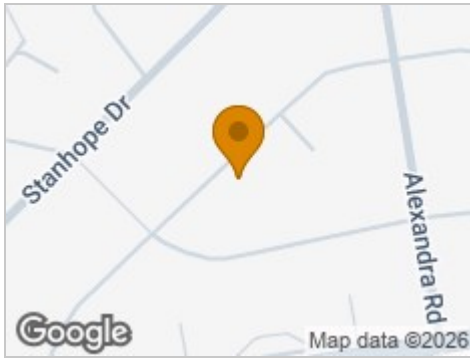
BATHROOM

GARAGE

21'9" x 10'1" (6.65m x 3.09m)



Road Map



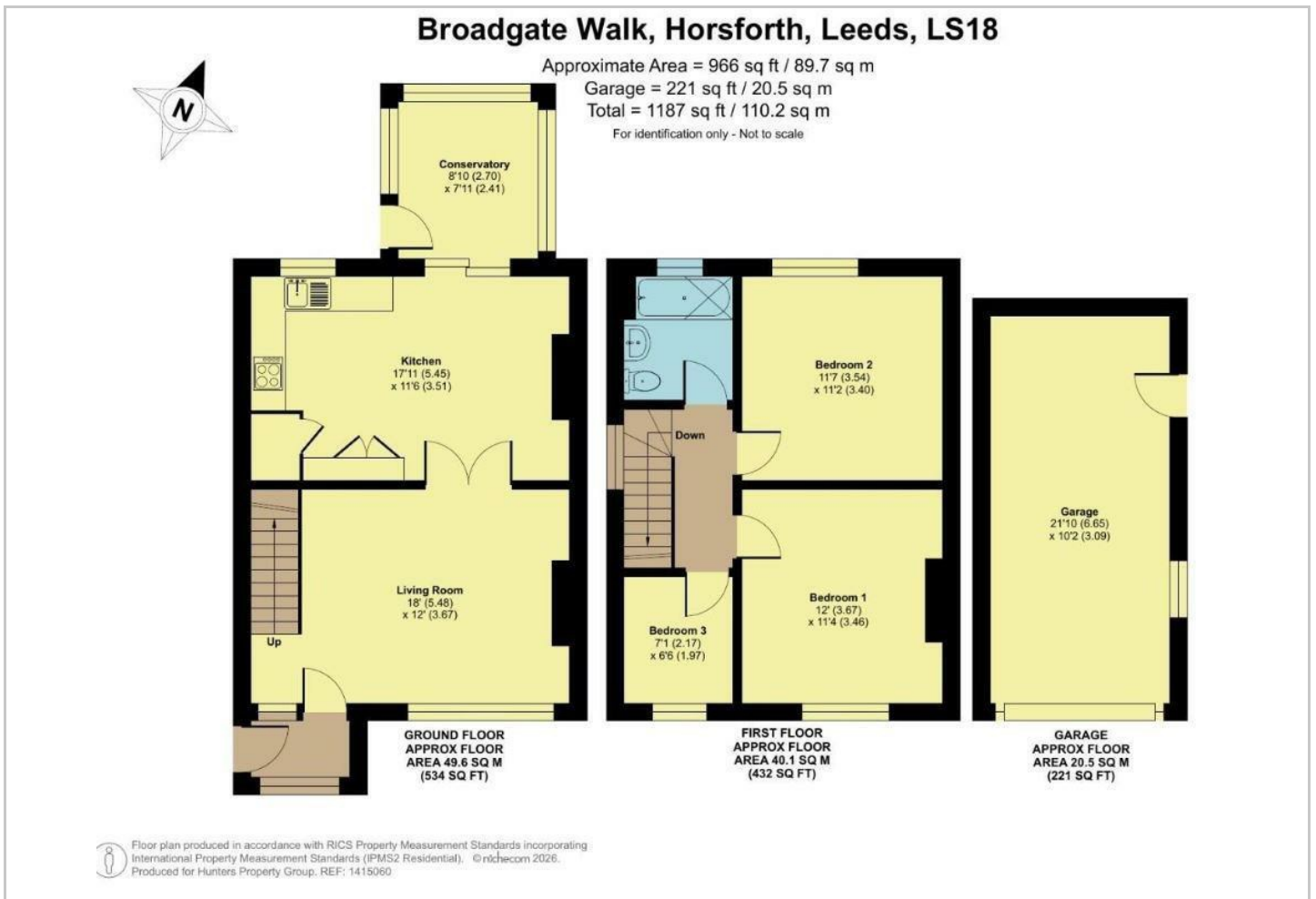
Hybrid Map



Terrain Map



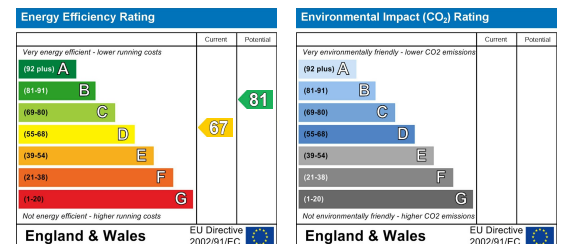
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.