

Broadgate Crescent





Introduction

LARGE SINGLE STOREY EXTENSION, FABULOUS OPEN PLAN FAMILY SPACE, ATTRACTIVE AND VERY WELL MAINTAINED with RAISED SPECIFICATION including UTILITY ARE and QUALITY KITCHEN. This fantastic three bedroom family home, benefits from a popular Horsforth position close with lots of space and a large garden.

Step in through the main door and an entrance lobby is the ideal place to de-coat and store your shoes with built-in storage and under-stairs cupboard. The light bright open hallways draw you through to the open plan kitchen/dining/living space. Extended to the side and rear this light bright space has multiple Velux windows, large bi-folding doors and a floor-to-ceiling feature window.

The kitchen features a large central island, perfect for quick dining, prep of socialising. There is lots of storage, a feature Belfast sink and large range style hob and oven. Flowing through to the dining/living space the bi-fold doors connect you out to the raised deck, ideal for BBQ's (weather permitting), a great way to blend indoor/outdoor living.

The living room is well presented with neutral décor but benefits from being larger than average with a raised bay window and feature fireplace and woodburning stove.

To the first floor are two double bedrooms and a third single room currently used as a walk-in dressing room, though ideal as a children's bedroom or work-from-home space.

The family shower room is well equipped and designed and finished to a high specification.

The attic space is boarded and lit with a pull-down wooden folding ladder and is easily accessed increasing further the volume of storage available in this home.

Outside, the property offers off-street parking for several cars. The rear garden is South-facing, large, spacious and private, shielded by trees and offering green views from inside the property. The raised deck area offers an ideal entertaining space to extend your living space in the summer, and its under-croft area is ideal for storing garden equipment and garden furniture. The large lawn offers easy maintenance and a great space for children and pets.

Key Features

- Large family wrap-around extension
- High specification kitchen
- Large private south facing garden
- Large living room
- New Roof
- Quiet location
- Light and Bright
- Well positioned for amenities, facilities and schools







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

AREA GUIDE

This home is in a popular location within the Horsforth community and within easy reach you will find excellent schools ranging from pre-schools to secondary and Trinity University. Within walking distance are both Town Street and New Road Side offering a plethora of eateries, bars and shops. Morrisons is easily accessed. There are gyms, cricket, bowls, rugby, golf, running clubs, and a skate park, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate. Kirkstall Forge Train Station is located off the A65 and offers access to Leeds City Centre and out to Ikley. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away.

PROPERTY TYPE Brick and Render 1920s Build

BEDROOMS 3

RECEPTION ROOMS 2

BATHROOMS 2

TENURE Freehold

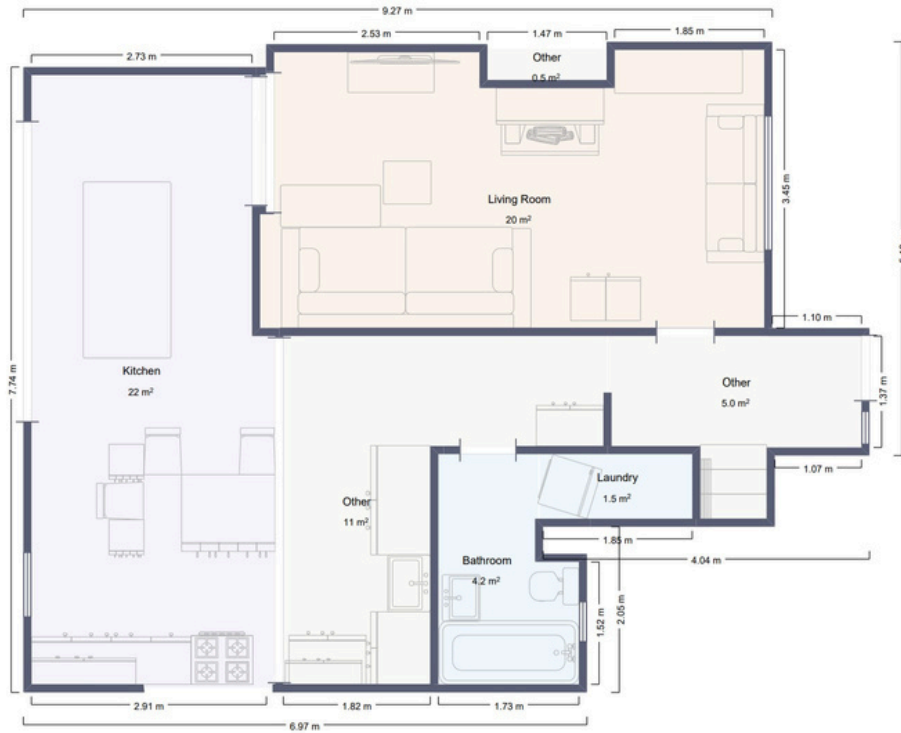
SERVICES Mains Services

TERMS OF SALE Private Treaty

VIEWING Strictly By Appointment

10 Broadgate Crescent, Leeds, England

Approximately 71 m² total



10 Broadgate Crescent, Leeds, England

Approximately 37 m² total



General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

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In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.