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**LINLEY &  
SIMPSON**



## **BROADGATE LANE, HORSFORTH, LS18 4AG**

Linley & Simpson are delighted to offer this 5 bedroom semi-detached property. Full of charm and character and situated in the heart of Horsforth, this is a must see family home. Offering a no chain purchase and benefitting from accommodation over three floors, call now to avoid disappointment.

**Asking Price £385,000**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

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## **GROUND FLOOR**

### **ENTRANCE HALL**

Door to side, double glazed window overlooking front garden, staircase leading to first floor, polished wood flooring and central heating radiator.

### **LOUNGE 15'4" x 12'3" (4.67 x 3.73)**

French doors opening to garden, wood fire surround with marble interior and living flame fire, stripped and varnished wood flooring and central heating radiator.

### **DINING ROOM 15'1" x 9'7" (4.60 x 2.92)**

Double glazed window to front and central heating radiator.

### **KITCHEN 11'2" x 8'4" (3.40 x 2.54)**

Fitted wall and base units with work surfaces over, stainless steel one and half bowl sink unit, gas cooker point, extractor hood, space for washing machine, tiled walls, cupboard housing combination boiler and two double glazed windows to front.

## **FIRST FLOOR**

### **LANDING**

Staircase leading to second floor, doors leading to bedroom one, bedroom two, bedroom three and house bathroom.

### **BEDROOM ONE 15'4" x 11'5" (4.67 x 3.48)**

Double glazed window to rear and central heating radiator.

### **BEDROOM TWO 15'0" x 11'0" (4.57 x 3.35)**

Double glazed window to front and central heating radiator.

### **BEDROOM THREE 7'9" x 6'7" (2.36 x 2.00)**

Double glazed window to rear and central heating radiator.

### **BATHROOM**

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, cupboard with plumbing for automatic washing machine, central heating radiator and double glazed window to front.

## **SECOND FLOOR**

### **LANDING**

Doors leading to bedroom four and bedroom five.

### **BEDROOM FOUR 16'2" x 11'5" (4.93 x 3.48)**

Double glazed window to rear and central heating radiator.

### **ENSUITE SHOWER ROOM**

Step in shower cubicle, low level WC, pedestal wash hand basin, tiled walls, heated towel rail and Velux window.

### **BEDROOM FIVE 18'6" x 8'1" (5.64 x 2.46) max**

Velux window to front and central heating radiator.

## **OUTSIDE**

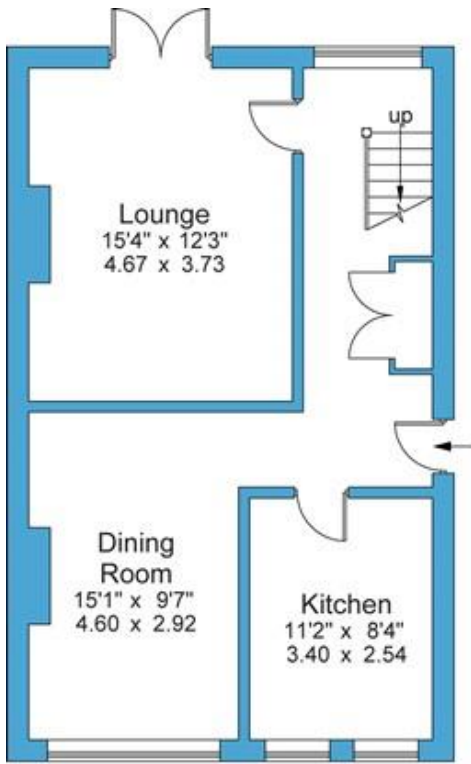
### **GARDEN**

Flagged to front of property and private family sized garden to rear laid mainly to lawn with shrub borders, mature trees and accessed via side gate.

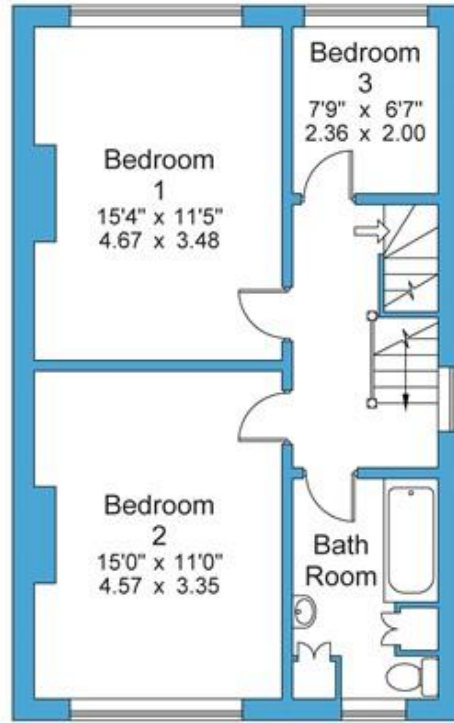
### **GARAGE**

With doors to front and rear of garage allowing vehicles to be driven through for additional parking.

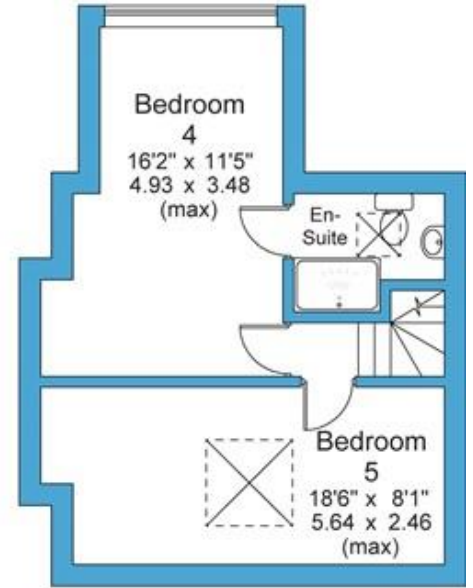




Ground Floor



First Floor



Second Floor

Approx Gross Floor Area = 1549 Sq. Feet  
= 143.59 Sq. Metres

For illustrative purposes only. Not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>69</b> <b>70</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
			<b>64</b> <b>65</b>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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