



12 Quarry Terrace, Horsforth, LS18 4AT  
Asking Price of £420,000

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**A**spacious and characterful end-terrace home situated in the highly sought-after area of Horsforth. Offering versatile accommodation arranged over multiple floors, this well-presented property benefits from generous room sizes, two bathrooms, a private rear garden, and allocated parking. Ideally located close to local amenities, reputable schools, and excellent transport links, this is a superb home for a variety of buyers and is offered to the market chain free.

### **TRANSPORT LINKS:**

LS18 4AT benefits from convenient access to Horsforth railway station, offering regular services to Leeds, Harrogate and York via the Northern rail network. A range of frequent local bus services operate nearby, providing direct connections to Leeds city centre, Headingley and Bradford. The area is also within easy reach of Leeds Bradford Airport, approximately a 10–15 minute drive, while road links via the A65, A6120 Ring Road and M621 motorway.





A spacious and characterful end-terrace home situated in the highly sought-after area of Horsforth, this well-presented property offers versatile accommodation arranged over multiple floors, making it an ideal home for a variety of buyers. The ground floor is home to a generously proportioned bedroom, alongside a shower room, providing convenient and flexible living arrangements. Also on this level is a well-sized study/home office, which offers excellent versatility and could equally be utilised as a guest room, hobby space, or nursery, depending on requirements.

The upper floors continue to impress, with a bright and sociable kitchen positioned on the second floor, fitted with a range of wall and base units, ample worktop space, and room for dining, creating a practical and welcoming heart of the home. The property also features a charming and characterful living room, enhanced by a feature fireplace, built-in shelving, and an abundance of natural light, providing a comfortable setting for both relaxation and entertaining.

Further accommodation includes two additional well-proportioned bedrooms, both enjoying generous natural light and offering flexibility for use as sleeping accommodation, guest rooms, or home working spaces. These are complemented by a modern house bathroom, fitted with a bath, wash hand basin, and WC, finished with tiled walls and flooring for a clean and contemporary feel.

Externally, the property benefits from a beautifully presented private rear garden, offering a peaceful and enclosed outdoor space ideal for seating, dining, and entertaining. Further advantages include allocated parking, while the property's location ensures easy access to a range of local amenities, reputable schools, and excellent transport links. Offered to the market chain free, this is a superb and unique home that combines space, character, and versatility in a highly desirable setting.

**KEY FEATURES:**

- THREE BED END TERRACED PROPERTY
- SOUGHT AFTER HORSFORTH LOCATION
- ATTRACTIVE AND SPACIOUS REAR GARDEN
- ALLOCATED PARKING SPACE
- ELECTRIC CAR CHARGING POINT
- SPACIOUS BEDROOMS THROUGHOUT
- FLEXIBLE ACCOMDATION THROUGH MULTIPLE FLOORS
- CHARACTER FEATURES BLENDED WITH MODERN LIVING
- CLOSE TO WELL-REGARDED SCHOOLS AND LOCAL AMENITIES
- NO ONWARDS CHAIN



**GROUND FLOOR**

**BEDROOM 1**

17' 9" x 14' 5" (5.41m x 4.39m)

A generously proportioned principal bedroom, located on the ground floor. This well-sized room provides ample space for a large bed along with additional furnishings, creating a comfortable and inviting space.

**BATHROOM 2**

A modern shower room fitted with a walk-in shower, wash hand basin, and WC, complemented by practical tiling and contemporary fittings for a clean and functional finish.

**STUDY**

11' 2" x 7' 7" (3.4m x 2.31m)

A versatile study/home office, which could also serve as a guest room, hobby space, or nursery, depending on requirements.

**FIRST FLOOR**

**KITCHEN**

17' 5" x 14' 5" (5.31m x 4.39m)

The kitchen is located on the second floor and offers a bright and sociable environment. It is fitted with a range of wall and base units providing ample storage, complemented by generous worktop space. The layout allows for a dining table. The room is finished with a combination of neutral tones, tiled splashbacks, and wooden flooring, creating a warm and functional heart to the home.



3



2



Allocated Parking



Council Tax = C



1



Freehold



End Terrace House



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LIVING ROOM

13' 5" x 11' 6" (4.09m x 3.51m)

This is a charming and inviting space, filled with natural light and enhanced by the property's character features. The room benefits from a feature fireplace with a decorative surround, creating a focal point, along with built-in shelving that adds both practicality and personality. The space comfortably accommodates seating and entertaining areas, making it ideal for relaxing or hosting guests.

SECOND FLOOR

BEDROOM 2

13' 1" x 10' 10" (3.99m x 3.3m)

A well-proportioned bedroom finished with wooden flooring, offering a warm and inviting feel. The room benefits from excellent natural light, creating a bright and airy space that would comfortably accommodate a double bed along with additional furnishings.

BEDROOM 3

13' 5" x 11' 6" (4.09m x 3.51m)

Another generously sized bedroom, also featuring wooden flooring and enjoying an abundance of natural light. This versatile room provides a bright and pleasant setting, suitable for use as a bedroom, guest room, or home office, depending on requirements.

HOUSE BATHROOM

The house bathroom is also located on this level and is fitted with a bathtub, wash hand basin, and WC. Finished with tiled walls and flooring, it provides a bright and practical family bathroom space.

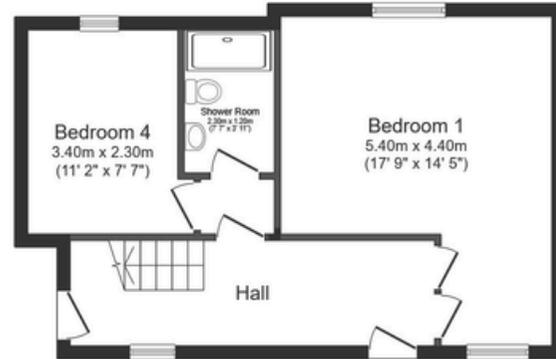
OUTSIDE SPACE

To the rear of the property is a beautifully presented garden, offering a private and enclosed outdoor space ideal for relaxing, dining, or entertaining. The garden complements the home perfectly and adds to the overall appeal of this unique property.



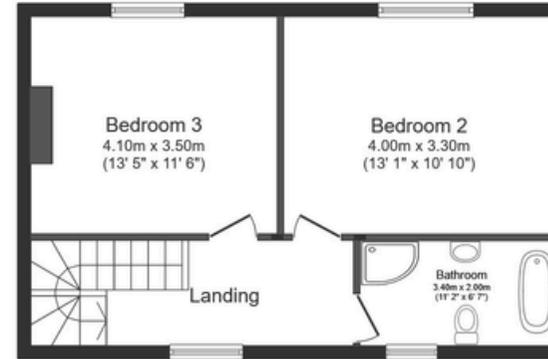
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

# Floor Plan



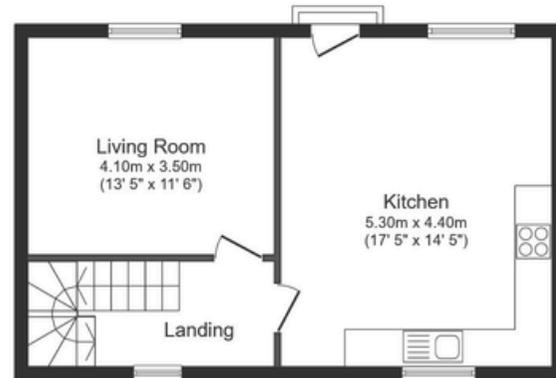
## Ground Floor

Floor area 42.9 sq.m. (462 sq.ft.) approx



## Second Floor

Floor area 45.0 sq.m. (485 sq.ft.) approx



## First Floor

Floor area 45.1 sq.m. (485 sq.ft.) approx

Total floor area 133.0 sq.m. (1,432 sq.ft.) approx

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.