



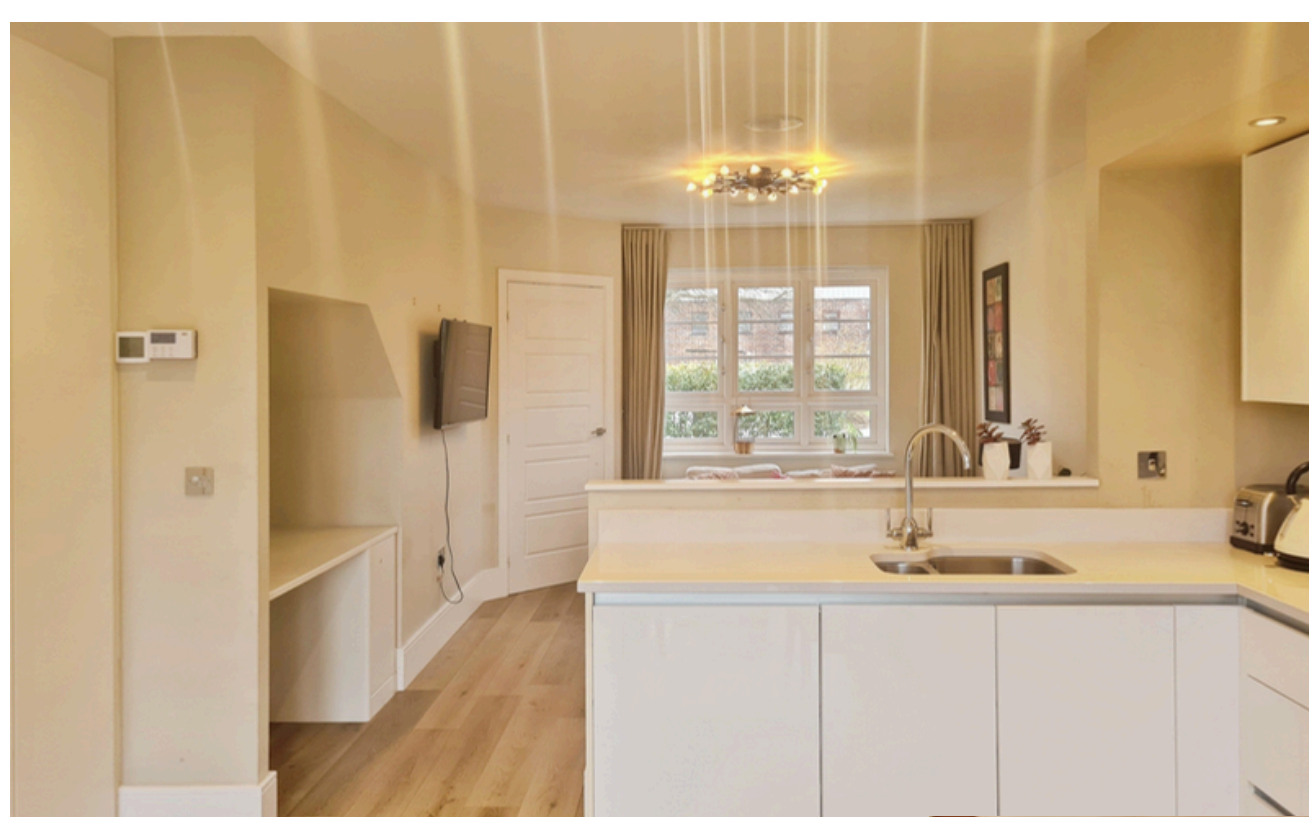
11 Low Hall Road, Horsforth, LS18 4FQ
Offers in Excess of £499,950

Situated in the highly desirable LS18 postcode, this beautifully presented detached three double bedroom home is offered to the market chain free, making it an ideal purchase for a wide range of buyers including first-time buyers, families, and investors alike.

TRANSPORT LINKS:

Horsforth is a highly sought-after location thanks to its excellent transport links, making it ideal for commuters and families alike. The area is served by Horsforth railway station, offering regular services with direct access into Leeds in approximately 10–12 minutes, as well as routes to Harrogate and York. There are also additional nearby stations including Kirkstall Forge railway station, providing further connectivity. Horsforth benefits from frequent bus routes connecting to Leeds City Centre and surrounding areas, while road links are equally convenient with easy access to the A6120 Ring Road, A65 and wider motorway network including the M1 and M62. For those travelling further afield, Leeds Bradford Airport is just a short drive away, adding to the overall appeal of this well-connected and accessible location.





Situated in the highly desirable LS18 location, this beautifully presented and modernised three double bedroom home is offered to the market chain free, making it an ideal purchase for a wide range of buyers.

Upon entering the property, you are welcomed into a bright entrance hall with stairs leading to the first floor. To the right, the home opens into a stylish open-plan living and kitchen area, designed for both comfort and practicality. The modern kitchen is finished to a high standard with integrated appliances including a fridge, freezer and oven, alongside ample storage within sleek fitted units and space for dining. The living area is generously sized, creating a perfect space to relax and entertain.

To the rear, patio doors lead out to a fantastic-sized enclosed garden, featuring both a paved seating area and lawn – ideal for summer entertaining and outdoor living.

The ground floor also benefits from a separate utility room and a convenient W/C, adding to the practicality of the home.

Upstairs, the property offers three well-proportioned double bedrooms. The principal bedroom is a standout feature, benefitting from access to a beautifully finished, modern bathroom. The remaining bedrooms are both spacious and versatile, with one also offering fitted wardrobes for additional storage.

Externally, the property continues to impress with a spacious garage, off-road parking, and the added benefit of EV charging, catering perfectly to modern living. The generous rear garden further enhances the appeal of this fantastic home.

Located in the ever-popular LS18 area, the property is close to a wide range of local amenities including shops, cafes, bars and well-regarded schools. There are also excellent transport links, with easy access to nearby train stations, regular bus routes, and convenient road connections into Leeds City Centre and beyond.



GROUND FLOOR

LIVING/DINING AREA

A spacious and well-presented living area, offering plenty of room for comfortable seating and relaxation. Open plan to the kitchen, creating a sociable and versatile living space.

A beautifully modernised kitchen fitted with a range of sleek wall and base units, offering ample storage. Integrated appliances include a fridge, freezer and oven. There is also space for dining, making it ideal for both everyday living and entertaining. Patio doors to the rear provide direct access to the garden.

UTILITY ROOM

A practical addition to the home, offering additional storage and space for appliances, helping to keep the main living areas clutter-free.

DOWNSTAIRS W/C

Conveniently located on the ground floor, fitted with a low-level W/C and wash basin.

FIRST FLOOR

BEDROOM 1

A generously sized double bedroom, beautifully presented and benefitting from a modern ensuite bathroom, finished to a high standard with contemporary fittings.

BEDROOM 2

A further spacious double bedroom, offering flexibility for use as a guest room, home office or additional bedroom.



3



2



Garage & Off-Road Parking



Council Tax = E



1



Freehold



Detached



D

BEDROOM 3

Another well-proportioned double bedroom, benefitting from fitted wardrobes, providing excellent storage solutions.

HOUSE BATHROOM

A stylish and modern main bathroom, fitted with a bath and overhead shower, finished to a high standard with contemporary fittings.

GARAGE

A spacious garage providing secure parking or additional storage space.

EXTERNAL

To the rear is a generous enclosed garden, featuring both a paved seating area and lawn—perfect for outdoor entertaining and relaxing. The property also benefits from off-road parking and an EV charging point.

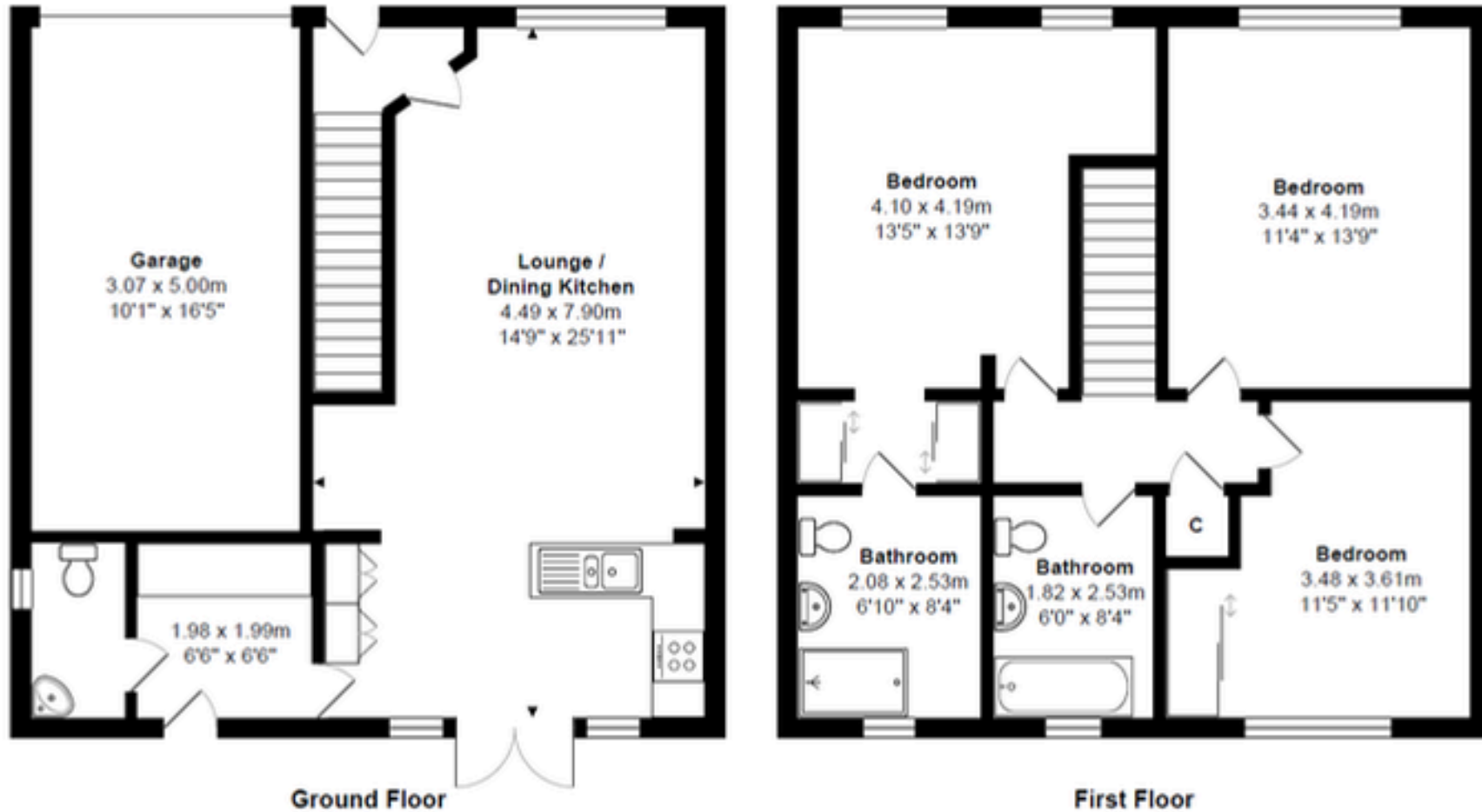


KEY FEATURES:

- NO ONWARDS CHAIN
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING/KITCHEN
- UTILITY ROOM & DOWNSTAIRS W/C
- MASTER BEDROOM WITH EN-SUITE
- HOUSE BATHROOM, WITH OVERHEAD SHOWER & BATH
- GENEROUS REAR GARDEN
- POPLUAR HORSFORTH LOCATION
- GREAT TRANSPORT LINKS
- SPACIOUS GARAGE
- OFF ROAD PARKING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Total Area: 121.7 m² ... 1310 ft²

All measurements are approximate and for display purposes only

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 test ed: 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.