



BROADGATE LANE,  
HORSFORTH, LEEDS,  
LS18 5BS  
**£215,000**  
2 Bedroom House  
EPC Rating: F

LINLEY &  
SIMPSON

As agents we are delighted to offer this fully refurbished two bedroom detached stone built cottage which has undergone a scheme of renovation and is one not to be missed with no onward chain. The accommodation is light and airy and has been upgraded with double glazed sash windows, double glazed secure front and side doors, gas central heating system, full decoration throughout, newly fitted carpets throughout and secure burglar alarm. The accommodation comprises of entrance hallway, living room with feature gas fire and surround with newly fitted carpets, kitchen diner with a range of base and wall mounted units and appliances, landing leading to two great sized bedrooms and family bathroom.

The property also benefits from a basement area ideal for storage, French doors leading to the rear courtyard garden and door to the side leading to the newly tarmacked walkway between the houses with handmade wooden bins stores.

The property is within easy reach of a wide range of amenities including two train stations, the Leeds outer Ring Road, the extensive amenities on New Road Side including a great bus service into Leeds city centre, access to Town Street, local schools, bars and restaurants. Viewing is essential to appreciate the standard of accommodation and the location on offer.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Double glazed entrance door, staircase leading to first floor and newly fitted carpets.

### **LOUNGE 12'10" X 11'6" (3.92 X 3.50)**

Double glazed sash window to front, newly fitted carpets, feature gas fire and surround, telephone point, television point and central heating radiator.

### **DINING KITCHEN 13'1" X 11'6" (3.99 X 3.50)**

Fitted wall and base units with work surfaces over, one and half bowl sink unit, built in oven and hob, space for washing machine, tiled walls, wood flooring door to cellar, double glazed door to rear and feature stone fireplace and hearth.

## **FIRST FLOOR**

### **LANDING**

Double glazed window to side and newly fitted carpet.

### **BEDROOM ONE 13'1" X 11'6" (3.99 X 3.50)**

Double glazed sash window, newly fitted carpet and central heating radiator.

### **BEDROOM TWO 11'6" X 9'10" (3.51 X 2.99)**

Double glazed sash window to rear and central heating radiator.

## **BATHROOM**

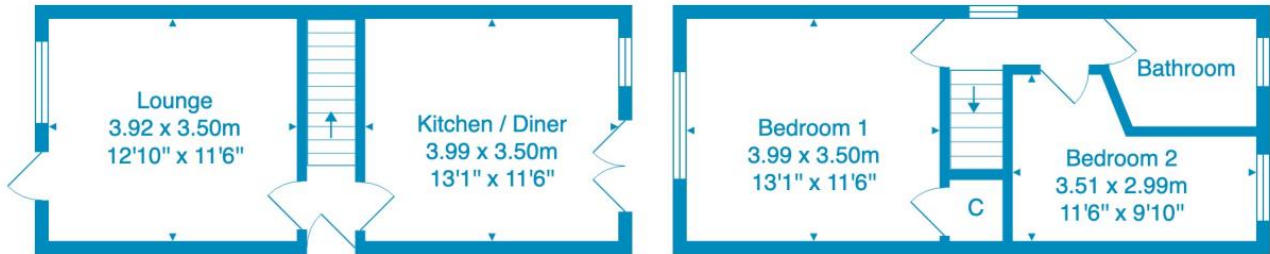
White three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, tiled walls and double glazed window to rear.

## **OUTSIDE**

The rear courtyard garden is walled and paved with wooden bin store and gated access to side and terraced walkway.







All measurements are approximate and for display purposes only.  
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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>	38	47	(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

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:**

**Referral fees:**

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