



David  
Phillip

21 Brownberrie Lane, Horsforth, Leeds, LS18 5SD  
£395,000



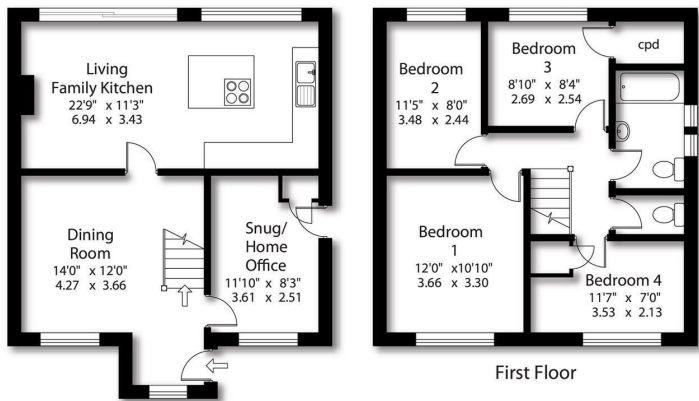


A great opportunity to acquire an attractively presented semi-detached family home situated in a small cul-de-sac type setting in this highly sought-after area considered as one of Horsforth's most popular residential locations. The accommodation, with a gas-fire heating system and UPC sealed double/treble glazed windows is best entered to the rear via sliding patio doors into a stunning large living family kitchen with integrated appliances, a centre island and a focal wooden fireplace surround with a marble-effect interior. The dining room is spacious with washer plumbing under the stairs and a front entrance vestibule proving ample space for coats and shoes. The snug/home office has a built-in storage cupboard and a side entrance door. The four double bedrooms on the first floor are served by a spacious three-piece house bathroom with underfloor heating, an additional separate toilet and there is drop down ladder access to a boarded loft.

Outside there is an established front garden, the enclosed garden to the rear is south facing, lawned with timber decking, timber garden shed and garage/parking approached off Montfort Close to the rear where permit parking is available.

Horsforth is highly regarded as one of Northwest Leeds most desirable areas with an abundance of bars and restaurants, outstanding schools in all age groups, numerous sporting facilities, a great choice of shops catering for all daily needs and with a Morrisons supermarket in the town centre. Horsforth enjoys excellent transport links having its own railway station, only approximately 5 miles from Leeds City Centre and 3 train stops away along the Leeds Harrogate/York line.

For those commuting to business centres by road, the ring road (A6120) provides easy access to Leeds, Bradford, Harrogate and York, and the Leeds Bradford Airport is only a few minutes' drive away. Horsforth has delightful countryside literally on its doorstep with scenic areas such as Otley Chevin, Ilkley Moor and the Yorkshire Dales beyond being within comfortable driving distance.



Approx Gross Floor Area = 1103 Sq. Feet  
= 102.25 Sq. Metres

For illustrative purposes only. Not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	5

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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