



80 West End Lane
Horsforth | Leeds | West Yorkshire | LS18 5EP

FINE & COUNTRY

STEP INSIDE

80 West End Lane

Situated on one of Horsforth's most sought-after streets, this beautifully presented stone-built residence offers a perfect blend of character, modern design, and family functionality — all within walking distance of outstanding local schools, independent cafés, and village amenities.

As you step into the welcoming hallway of this home, the quality and attention to detail are immediately apparent. Elegant Herringbone flooring flows seamlessly through to the open-plan kitchen diner, creating a cohesive and stylish living space. Bathed in natural light thanks to a thoughtfully designed rear extension, this area truly forms the heart of the home.

The contemporary kitchen features quartz worktops, a peninsula breakfast bar with seating for four, and premium Neff appliances — ideal for casual dining and family gatherings. Generous larder storage and underfloor heating complete this sophisticated yet practical space. Bifold doors open effortlessly onto the private rear garden, creating a wonderful indoor-outdoor flow.

Designed for modern family life, the ground floor also includes two dedicated office spaces, perfect for remote working or children's studies, a snug area for relaxed evenings, and a utility room conveniently located off the kitchen diner.

The home also benefits from a separate living room, filled with natural light and offering fantastic views of the rear garden. This inviting space is perfect for unwinding after a long day — spacious yet cosy, it's the ideal setting for quiet evenings or movie nights with family.

Upstairs, a generous landing with a large rear window continues the home's light and airy theme. This floor hosts five well-proportioned bedrooms, whilst the principal bedroom is a true highlight, featuring bespoke fitted sliding wardrobes and uninterrupted views of the surrounding greenery. The luxurious four-piece family bathroom showcases modern design with a freestanding bath, large walk-in shower, navy vanity unit, and low flush w/c.

An occasional loft room, accessed via a drop-down ladder, provides a versatile bonus space — ideal for a study, hobby room, or children's play area, complete with Velux windows.

Externally, this home offers superb curb appeal with its timeless stone façade, private gated driveway, and parking for multiple vehicles, as well as a double garage. Side access leads to the stunning rear garden, a true oasis of calm backing onto open fields. Thoughtfully landscaped, it features mature planting, a generous lawn, and multiple outdoor living zones including a paved terrace and sun-soaked composite deck — perfect for entertaining, relaxing, or family play.

Horsforth is one of Leeds' most desirable suburbs, known for its vibrant community feel, excellent schools, and abundance of green space. The area offers a fantastic blend of village charm and city convenience, with a wealth of independent shops, cafés, and restaurants lining Town Street. Commuters enjoy easy access to Leeds city centre via Horsforth train station and well-connected road links, while nearby parks, golf courses, and the River Aire provide plenty of opportunities for outdoor leisure.

This exceptional home combines elegance, practicality, and a superb location — a rare find in Horsforth offering space, privacy, and contemporary comfort in equal measure.

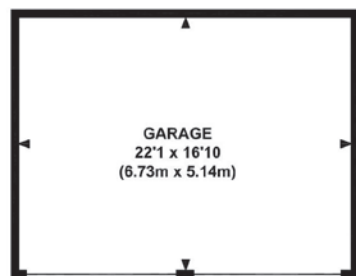




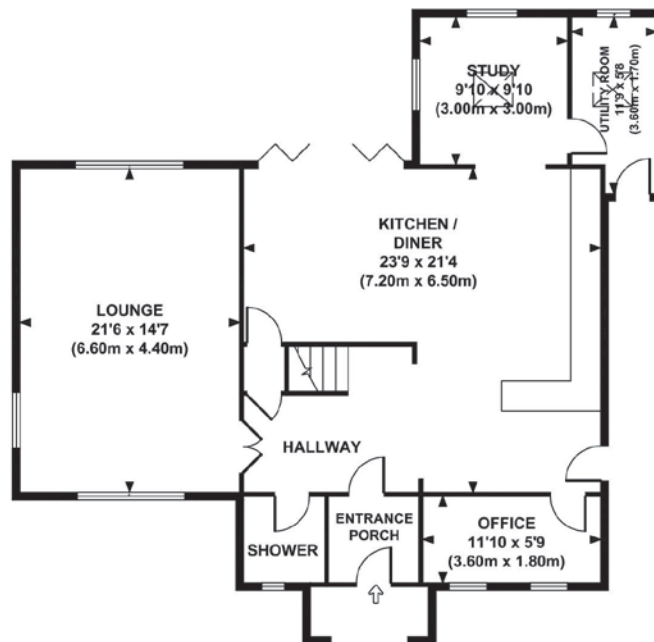




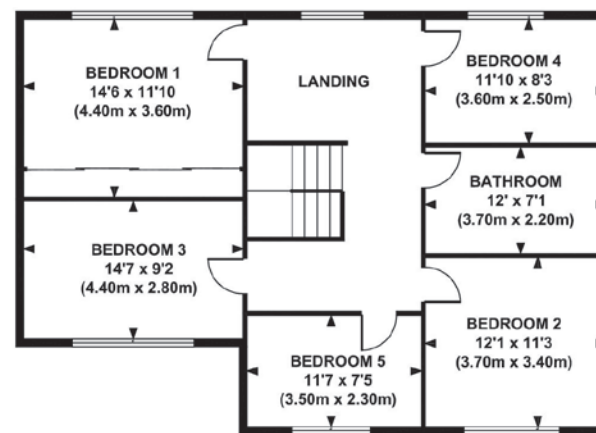




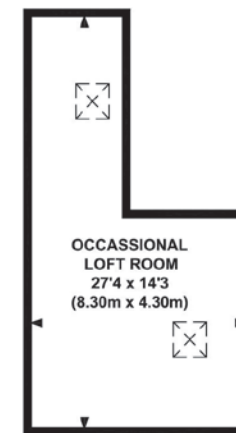
GARAGE
GROSS INTERNAL
FLOOR AREA 372 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1121 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 932 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 280 SQ FT

WEST END LANE

APPROX. GROSS INTERNAL FLOOR AREA 2705 SQ FT / 251 SQ M

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

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Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT. Printed 15.10.2025.



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