CORNERSTONE

9 Breary Terrace, Horsforth, Leeds, LS18 5QJ







1 x | 3 x | 1 x | 2 x | C EPC







9 Breary Terrace
Guide Price £280,000

The Introduction
The first viewings are on Saturday 14th November 2026.

Cornerstone are delighted to offer for sale this beautifully presented three bedroom brick built through terrace home in the highly desirable suburb of Horsforth with no onward chain.

The lovely home really is a great purchase as it includes new electrics, a new boiler and a newly fitted kitchen and family bathroom. Comprising a generous double glazed bay fronted sitting room, open plan kitchen diner, a ground floor W.C. and sizeable, pleasant gardens to the front and rear, this really is a home you can move into and enjoy.

No Onward Chain
Offered for sale with no onward chain, this home is an appealing option for buyers looking for a more straightforward move. The sale can progress independently of any purchase by the seller, so there are fewer transactions to coordinate. This can reduce the risk of delays and give both parties more flexibility when agreeing a completion date.

The Location
The suburb of Horsforth has a fantastic feel, with many independent shops, cafes and restaurants, pubs and bars along Town Street and New Road Side. There's a Morrisons on Town Street for the weekly shop, and the area has a choice of local primary and secondary schools.

Horsforth benefits from plenty of green spaces, including Horsforth Hall Park. For a long walk, there are routes along the Leeds & Liverpool Canal and the River Aire.

Close by, Horsforth railway station offers direct services to Leeds, Harrogate and York. Kirkstall Forge provides another option for commuters, with some direct trains into Leeds taking around eight minutes. Local buses run into Leeds City Centre, the A65 and A6120 Ring Road provide useful road links, and Leeds Bradford Airport is within easy reach.

Horsforth really is a suburb that has it all.

Ground Floor
You enter this lovely home by stepping onto a tiled porch and then through a black composite door into a neutrally decorated hallway. From the hallway, a timber door opens into the sitting room, and a staircase ahead leads up to the first floor landing.

The sitting room has a large double glazed bay window that draws natural light into this generous space. A charming painted feature wall is present. This room has plenty of space for family evenings and/or entertaining friends.

From the sitting room, to the rear of the property is a newly fitted kitchen featuring contemporary wall and base units, with contrasting worktops, along with an induction hob, oven and stainless steel sink with a drainer. There is space for a washing machine and a free standing fridge freezer. The kitchen is open plan with plenty of space for a dining table and also features a lovely tall column radiator and inset spotlights in the ceiling.

From the kitchen, you can access a utility area/pantry that also leads into a ground-floor WC. From the kitchen, you step down into a rear porch/entrance vestibule perfect for additional storage for shoes and cloaks. The porch opens into the rear garden.

First Floor
A neutrally decorated landing that leads to three bedrooms and the family bathroom.

The principal bedroom is a generous, light filled room positioned at the front of the property. A lovely charm coloured painted feature wall exists.

The second bedroom is a good size with a rear aspect, with a painted feature wall and a pleasant far reaching view.

The third bedroom is a bright, front facing room that would work well as a child's bedroom, nursery or home office.

The family bathroom comprises a bath with a glass screen, a rain shower over and a second flexible head, a vanity unit with a wash basin above, a toilet, and a chrome towel radiator. The bathroom's finish is contemporary, with wall panelling.

The Outside
You enter the front garden through a metal gate that leads up a path to the tiled porch and front door. The front garden is low maintenance, laid to crushed slate. Situated on a cul-de-sac that offers a peaceful setting, you will also find ample on street parking available.

A generous rear garden with a south facing aspect exists. Predominantly gravel, with a raised bed and a timber gate that opens onto the cul-de-sac behind the property, this garden is the perfect space for a table and chairs for outdoor dining or entertaining friends or family in the warmer months.

Important Information
Tenure - Freehold

Council Tax Band B.

No Chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

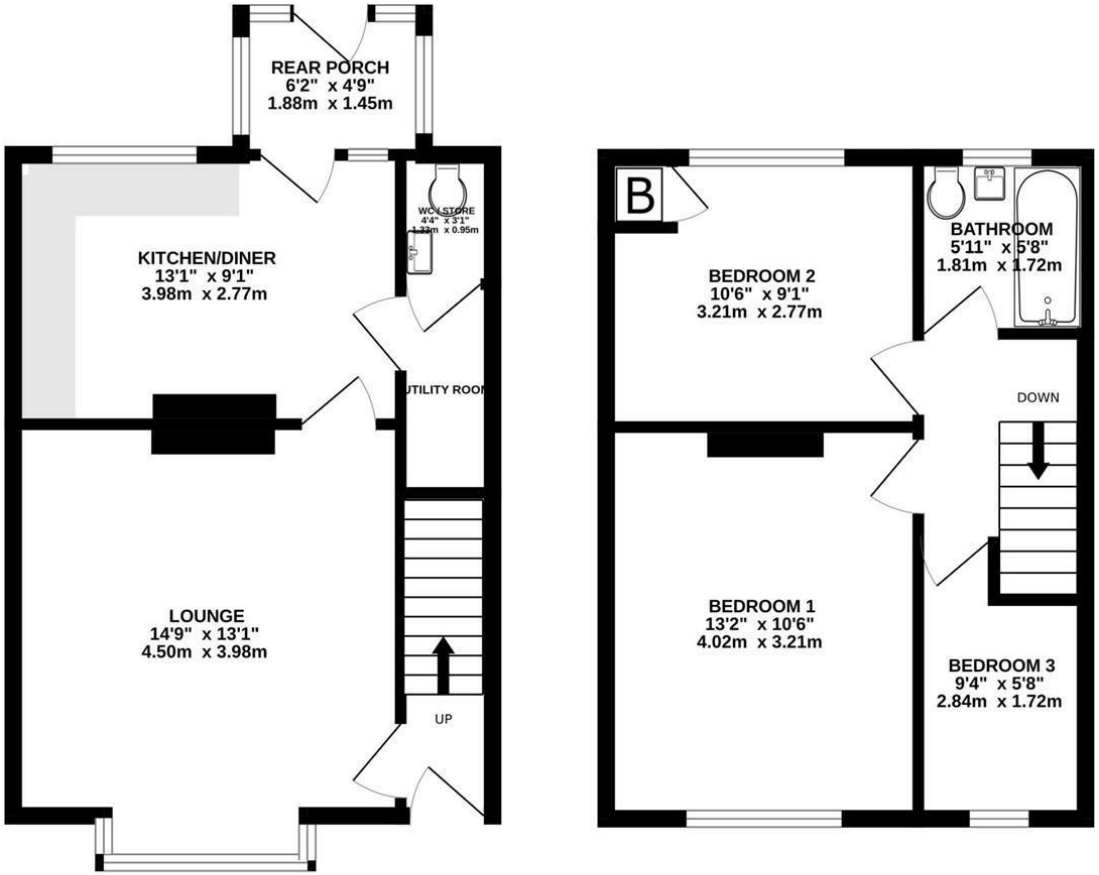












GROUND FLOOR
393 sq.ft. (36.6 sq.m.) approx.

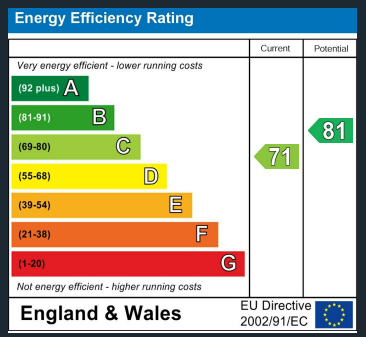
1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.

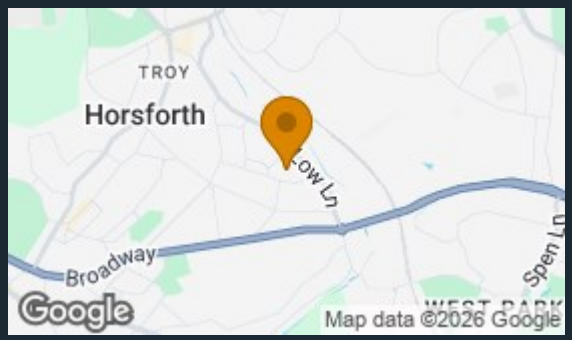
TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Local Authority
Leeds City Council

Council Tax Band
B





The Property Ombudsman







Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk