

# Lets Live Leeds

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## Throstle Nest Villas

, Horsforth, Leeds, LS18 4LS

# Rental £975 pcm

1 bedroom Flat / Apartment available 03 October 2025

Regent House, 2 Regent Road, Horsforth, LS18 4NP  
[alix.newton-letslive!@home.letmc.com](mailto:alix.newton-letslive!@home.letmc.com)

# 0113 887 8605

### Opening Times

Mon 09.00 - 18.00; Tues 09.00 - 18.00  
Wed 09.00 - 18.00; Thurs 09.00 - 18.00  
Fri 09.00 - 18.00; Sat 10.00 - 16.00; Sun Closed

## \* Unfurnished

### Situation

LETS LIVE LEEDS PRESENTS: THROSTLE NEST VILLA Self Contained 1 bed duplex apartment available 03/10/25! £975 pcm Available 03/10/25! Unfurnished Water Included Access to the Laundry room included Heating included (timed approx. 7 hours per day) Could be suitable for a single professional. Lets Live Leeds are proud to present this self Contained 1 bed duplex apartment in a beautiful stone villa with private entrance. Apartment 2, Throstle Nest Villa, Horsforth is a newly refurbished one bed duplex apartment situated on the first and second floor of this stunning stone villa in central Horsforth. Throstle Nest Villa, is situated just off New Road Side, A65 in LS18. It is therefore very close to the amenities of New Roadside. Throstle Nest Villa – Stunning Character Stone Villa, which has been lovingly converted into apartments and studios. Situated off New Road Side A65, central Horsforth. A stone's throw from Kirkstall Forge Train Station, which is 1 stop & 8 mins ride into Leeds City Centre. On arrival at Throstle Nest Villa our agent will meet you outside and take you to the private entrance to this apartment. Private gardens surround the villa to one side and parking to the front. Accessed via the front door to Apartment 2 the duplex is in the 1st and second floor of this fabulous character Yorkshire Stone building. From the hallway you will see a landing area which could be utilised as a home office area. Through into the brand-new Navy Kitchen, there is plenty of space for a fridge freezer. No need to buy a washing machine as the Villa has a laundry room in the basement (coin operated). The spacious lounge and dining area has far reaching views  
Property Ref: inst-4776

All measurements are approximate.

### Further Information

The deposit required is £975

The landlord is willing to rent this home to Employed, Self Employed, Own Means

The landlord is willing to rent the property for a minimum of 12 Months

Creation Date: 10/09/2025

#### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Lets Live Leeds, 2025. Lets Live Leeds Registered in England No. 7784430