

# HUNTERS®

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59 Victoria Mount, Horsforth, Leeds, LS18 4PX

O.I.R.O £400,000

Property Images





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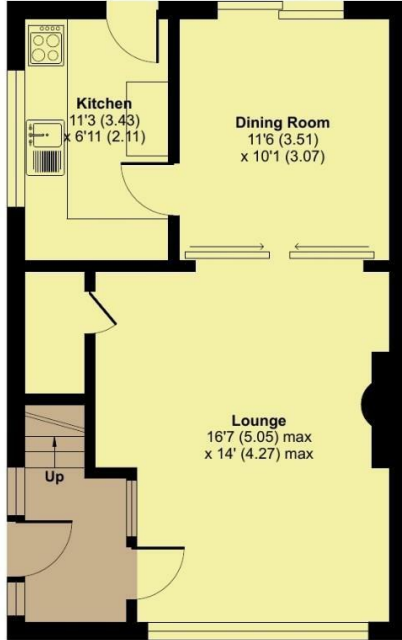
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## Property Images

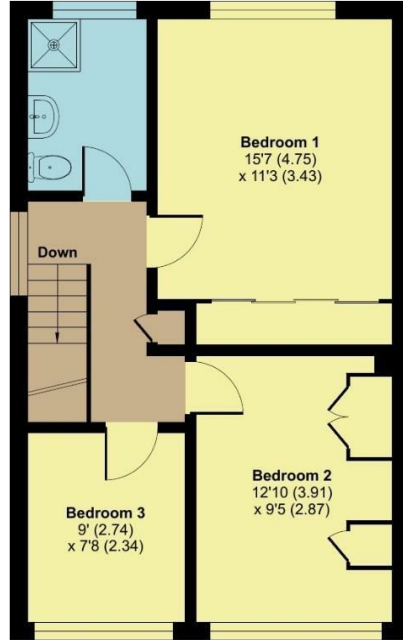


## Victoria Mount, Leeds, LS18

Approximate Area = 994 sq ft / 92.3 sq m



**GROUND FLOOR**  
APPROX FLOOR  
AREA 46.15 SQ M  
(497 SQ FT)

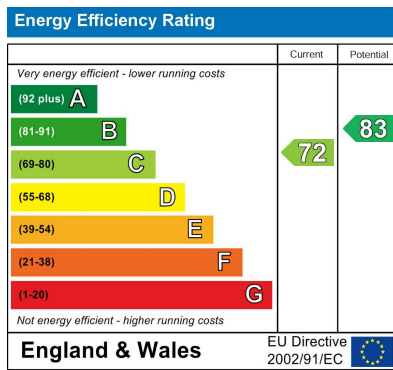


**FIRST FLOOR**  
APPROX FLOOR  
AREA 46.15 SQ M  
(497 SQ FT)

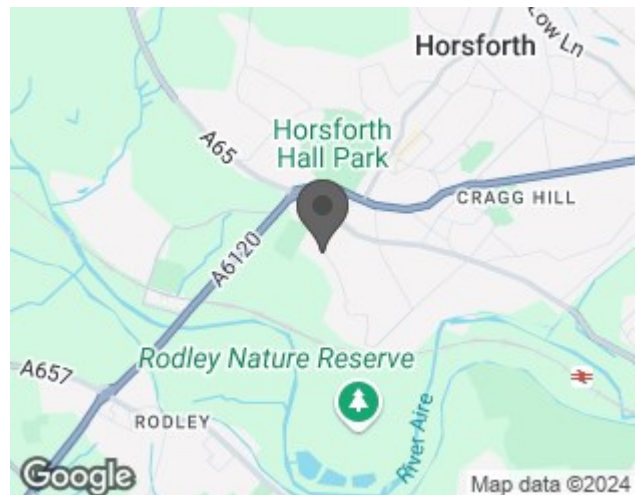


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrthcom 2023 . Produced for Hunters Property Group. REF: 1053076

### EPC



### Map



### Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Victoria Mount is a fantastic three-bedroom semi-detached property located in a true Horsforth hotspot, popular for its access to New Road Side and being within catchment for fantastic local schools. Being a much-loved family home for many years, it is in need of some modernisation ready for the next family to enjoy.

There's lots of reception space and three bedrooms two of which have fitted wardrobes and the master has far reaching views. There is also a recently refurbished wet room on the first floor and loft access.

The large garden is South/West facing and benefits from the afternoon/evening sun making it a fantastic spot to play, entertain or relax. Having such a large garden means it could be a perfect opportunity to extend (with permitted development/planning and building regs) to create a modern, spacious/open plan living area which would benefit from the attractive position. There is plenty of off street parking and garage.

The property is ideally located for popular school catchment areas and is situated on a quiet street, yet only a quarter of a mile from Horsforth's vibrant New Road Side area which is awash with cafes, bars and shops. Just nearby, the River Aire and the Leeds/ Liverpool Canal provide for those Sunday afternoon adventures and walks with the family!

The position offers good access to Leeds city centre and commuter links such as the Ring Road, Horsforth train station and Leeds/ Bradford airport.

Call today to confirm your viewing!

## Features

- SEMI DETACHED • THREE BEDROOMS • SPACIOUS LOUNGE / DINER • PERFECT OPPORTUNITY TO MAKE YOUR OWN / EXTEND SUBJECT TO PLANNING PERMISSION • PLENTY OF OFF STREET PARKING & GARAGE • BEAUFITUL SOUTH / WEST FACING GARDEN • FAR REACHING VIEWS • RENTED SOLAR PANELS • COUNCIL TAX BAND:- D • EPC RATING:- C