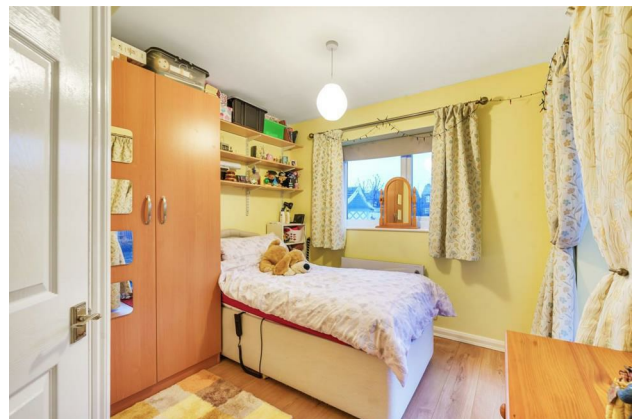


# HUNTERS®

HERE TO GET *you* THERE

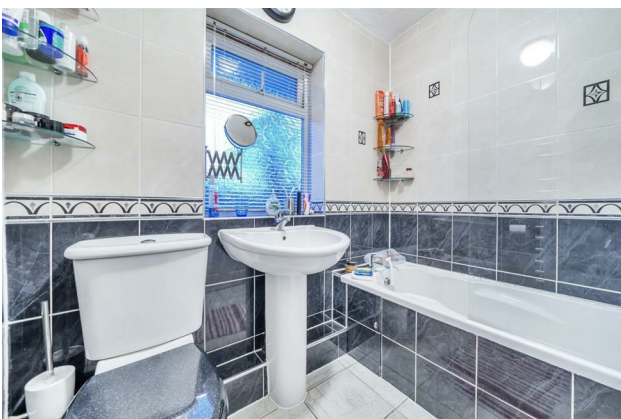
**10 Greenbanks Close, Horsforth, Leeds, LS18 5SA**

**Guide Price £550,000**



# HUNTERS®

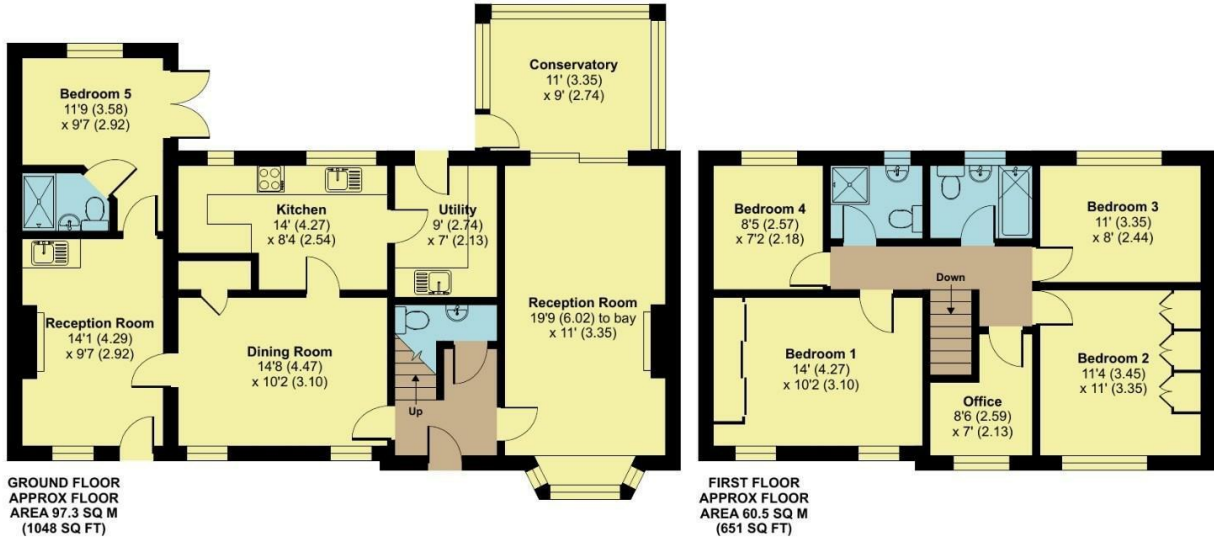
HERE TO GET *you* THERE



## Greenbanks Close, LS18

Approximate Area = 1699 sq ft / 157.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1056922

### EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Map



## Summary

This beautifully maintained family home has a substantial side extension due to the sizeable plot. It has doubled the size of the original semi-detached home, and the further annexe extension adds even more space. It could even be split in to two dwellings if so desired (subject to planning approval), however its current design and layout works perfectly as a large family home.

There's at least five bedrooms, and plenty of space to work from home, in terms of office space or a studio, as the side extension has its own entrance and could also be used as an independent space by younger family members or older ones too given the well thought out layout.

The location offers the best of both worlds! The peaceful cul-de-sac is located in the heart of Horsforth. Everything that Horsforth has to offer is on your doorstep, yet the cul-de-sac position and open aspect offers a calm and relaxing retreat away from the bustling Town Street area. The garden is spacious, and the property has lovely far-reaching views over the rooftops towards Hunger Hills woods.

The location ensures entry to the local reputable schools that remain ever popular and are a major draw to the area, including an excellent selection of primary schools, and Horsforth High School, which is less than a third of a mile away - less than a 10-minute walk for most people.

Some of this home's fantastic features include:

- Substantial side extension add vast floor space
- Four upstairs bedrooms plus office room
- Two bathrooms
- Three reception rooms
- Living room has a deep bay window which catches the afternoon sun
- Kitchen with separate utility room
- Downstairs W.C.
- Side annexe with reception room, kitchenette, and en-suite bedroom
- Double driveway for four cars
- Spacious rear garden with two patios, greenhouse and summerhouse
- Landscaped and well-maintained gardens with pleasant views
- A huge plot occupying a most desirable position in the cul-de-sac

The current owners have enjoyed a family life here for over 20 years, they will especially miss the convenience that the location offers. Horsforth train station, Horsforth High School, Town Street and Hunger Hills Woods are all a 10-minute walk or less for most people – that really is the best of both worlds!

The property has been exceptionally well maintained, and this is clear to see upon inspection. Its quite a rare to market property given the wealth of features, space, and position/location.

## Features

- EPC RATING:- C • COUNCIL TAX BAND:- C • SUBSTANTIAL SIDE EXTENSION • SEMI DETACHED • VERSATILE LIVING SPACE • UTLITY & OFFICE SPACE • FOUR BEDROOMS TO FIRST FLOOR • SOUGHT AFTER LOCATION • OFF STREET PARKING