

HUNTERS®

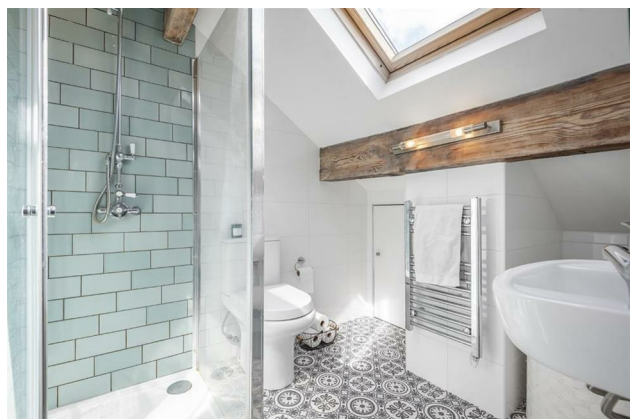
HERE TO GET *you* THERE

New Road Side, Horsforth, LS18
Guide Price £600,000



HUNTERS®

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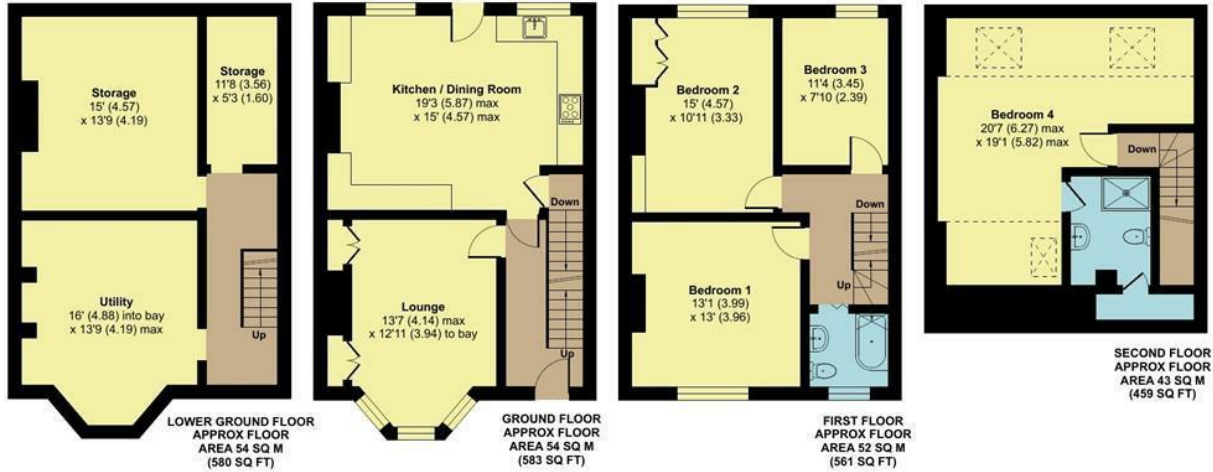
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Approximate Area = 1995 sq ft / 185 sq m
 Limited Use Area(s) = 188 sq ft / 18 sq m
 Total = 2183 sq ft / 203 sq m

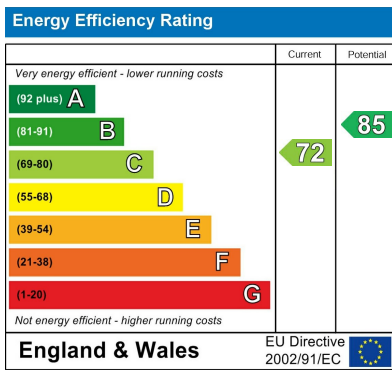
For identification only - Not to scale

Denotes restricted head height

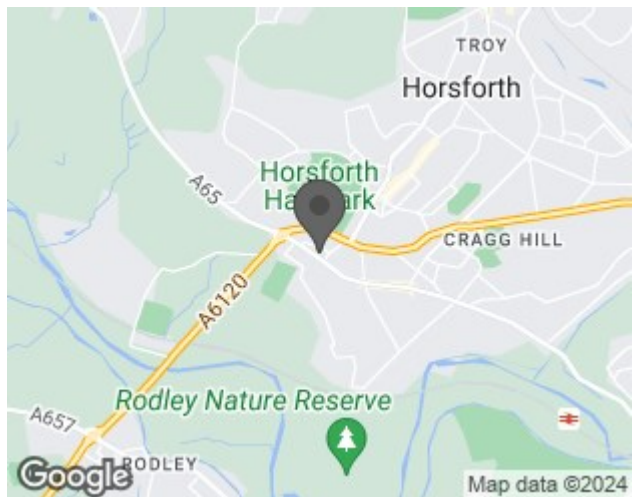


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2022. Produced for Hunters Property Group. REF: 865013

EPC



Map



Welcome to this stunning stone-built period home, boasting four bedrooms and over 1,900 square feet of beautifully presented internal space. Nestled in an enviable location with access to highly sought-after school catchment areas, this family residence is approximately 1 mile from Horsforth High School, with reputable primary schools even closer.

The central position of this home places you just a few minutes' walk for most people from Horsforth's vibrant New Road Side shops, coffee shops, restaurants and bars. Additionally, the charming Town Street is only half a mile away, making it a convenient 10-minute stroll for most. For those seeking outdoor adventures, Horsforth Hall Park, the River Aire and Leeds/Liverpool Canal are nearby, providing a perfect setting for Sunday afternoon walks with the family.

This fantastic home offers excellent access to Leeds city centre and key commuter links, including the Ring Road, Horsforth train station, and Leeds/Bradford airport.

Some notable features of this fabulous residence include a well-presented entrance hall with period features, a formal living room showcasing stunning details like a cast iron fireplace, bay window, high ceilings, and deep coving. The separate family dining room and kitchen create a perfect space for hosting dinner parties.

The three bedrooms on the first floor provide ample accommodation, complemented by an additional double en-suite bedroom on the second floor. Adding to the allure, the property includes two spacious cellar chambers, offering substantial storage space.

With the home spread across three floors, there is exciting potential to convert the cellar space into a games room, additional bedrooms, office space, cinema room, and more – subject to the relevant permissions.

The enclosed established gardens at the front and rear of the house provide a delightful outdoor retreat for relaxation and entertaining.

There's so much to discover in this outstanding family home. Don't miss the chance to experience its charm and character first hand. Call now to schedule your viewing – you won't be disappointed!