

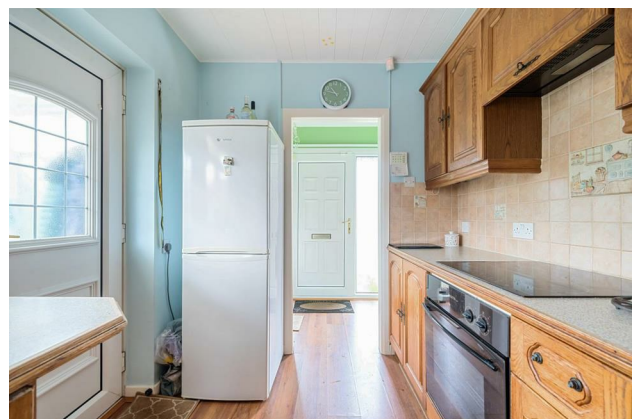
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9 Hall Park Close, Horsforth, Leeds, LS18 5LS

Guide Price £400,000

Property Images



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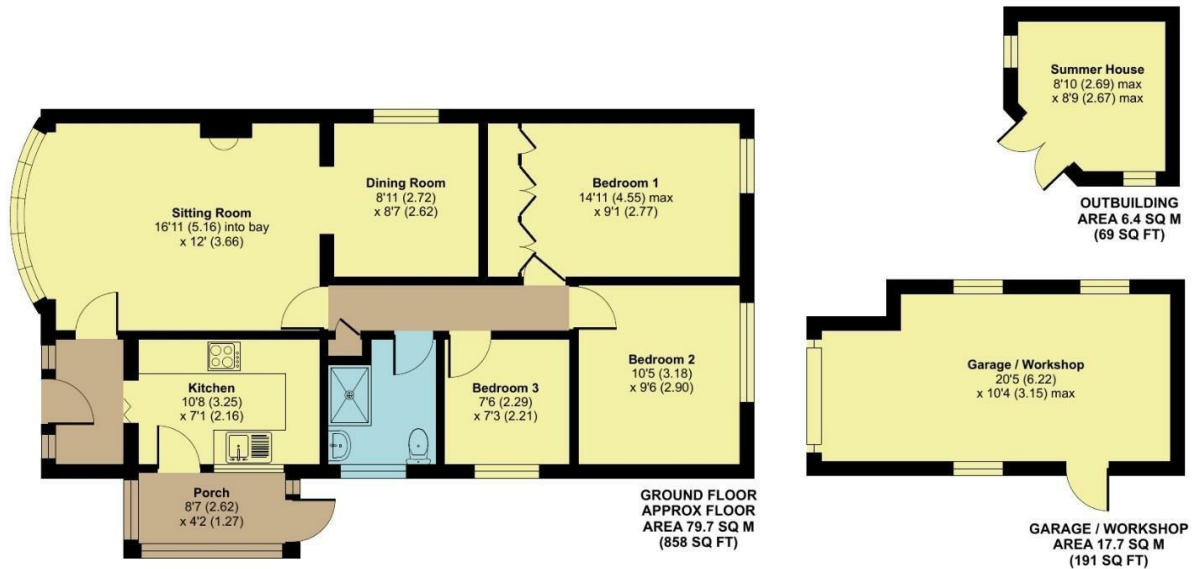
Approximate Area = 858 sq ft / 79.7 sq m

Garage = 191 sq ft / 17.7 sq m

Outbuilding = 69 sq ft / 6.4 sq m

Total = 1118 sq ft / 103.8 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). © nrthcom 2024. Produced for Hunters Property Group. REF: 1092107

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

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

Summary

Located in Hall Park Close, Horsforth, this delightful detached three-bedroom bungalow occupies a coveted position within a desirable cul-de-sac. Its proximity to local amenities, shops, bars, and convenient commute routes adds to its appeal.

Key Features:

- Detached bungalow situated on a generous plot.
- Spacious lounge featuring a charming fireplace and bay window offering views of the front garden.
- Well-appointed kitchen with ample base and eye-level units, alongside generous work surface space.
- Separate dining room for formal entertaining or family meals.
- Three bedrooms, including a master bedroom with fitted wardrobes.
- Double easy-access shower room equipped with WC and basin.
- Side porch providing additional utility and storage space.
- Driveway offering plentiful off-street parking.
- Larger than average detached garage, providing secure storage and parking.
- Summer house for enjoying outdoor relaxation.
- Front and rear gardens, with the rear garden fully enclosed by mature borders and hedge boundary.

This property is a rare find on the market and is expected to attract significant interest. Book your viewing today to avoid missing out.

Features

- CHAIN FREE • DETACHED BUNGALOW • THREE BEDROOMS • LARGE PLOT IN CUL DE SAC LOCATION • SHOWER ROOM • DRIVEWAY AND GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- D