

HUNTERS®

HERE TO GET *you* THERE

Hunger Hills Avenue, Horsforth, LS18

Guide Price £550,000

Property Images



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Floorplan

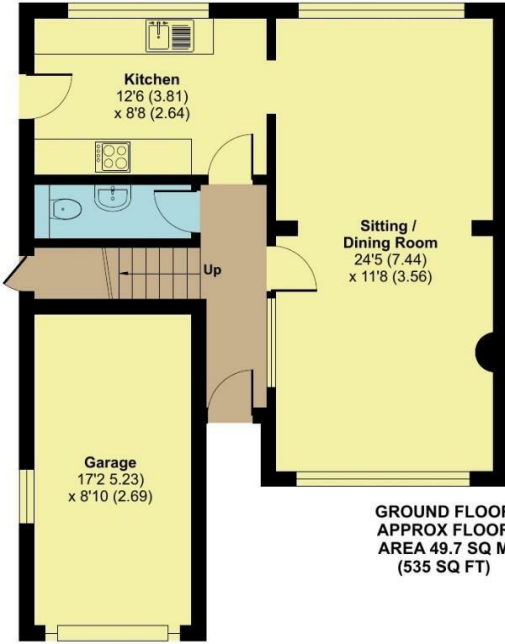
Hunger Hills Avenue, Horsforth, Leeds, LS18

Approximate Area = 1172 sq ft / 108.8 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1321 sq ft / 122.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 49.7 SQ M
(535 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 59.1 SQ M
(637 SQ FT)

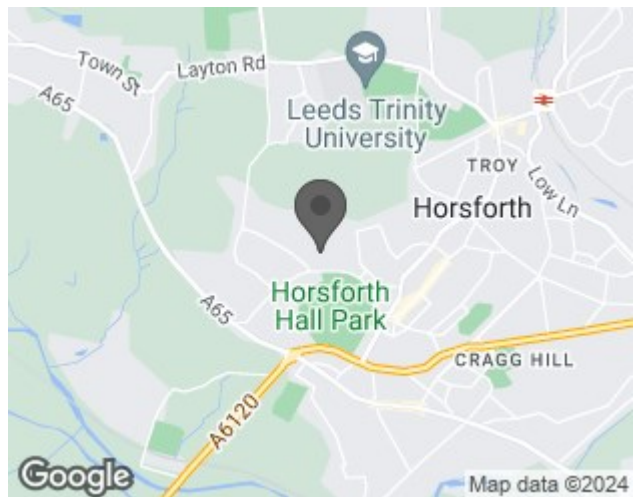


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1110521

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Nestled in the heart of Horsforth, Hunger Hills Avenue unveils a cherished four-bedroom detached home, boasting proximity to Hall Park, Horsforth Town Street, esteemed schools, and convenient commuting routes.

Key Features:

- Planning Permission has been granted making this a great opportunity for your vision to come to life.
- While currently well-kept, the property eagerly awaits your personal touch to bring it into the contemporary era.
- With ample scope for improvement, this home presents an exciting opportunity to increase its worth.
- A generous hallway welcomes you, leading to a bright lounge/diner adorned with dual aspect windows, a separate kitchen with convenient side door access, and a downstairs WC for added convenience.
- Three double bedrooms and a generously-sized single bedroom offer versatile living options.
- The property boasts substantial frontage set back from the road, a driveway, a garage, and a delightful mature rear garden featuring patio and tiered lawn areas, perfect for relaxation and entertaining.
- There are beautiful views from this property so come take a look.

This superb family home brims with potential and is situated in the highly sought-after locale of Horsforth. To truly grasp the possibilities it holds, a viewing is essential. Contact us today to arrange your visit and seize the opportunity to make this house your own.

Features

• CHAIN FREE • FOUR BEDROOM • DETACHED • WELL MAINTAINED • DRIVEWAY AND GARAGE • PLANNING PERMISSION GRANTED • SOUGHT AFTER LOCATION CLOSE TO HALL PARK • COUNCIL TAX BAND:- E • EPC RATING:- F