

# HUNTERS®

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**Stirling Crescent, Horsforth, LS18**

**Guide Price £375,000**

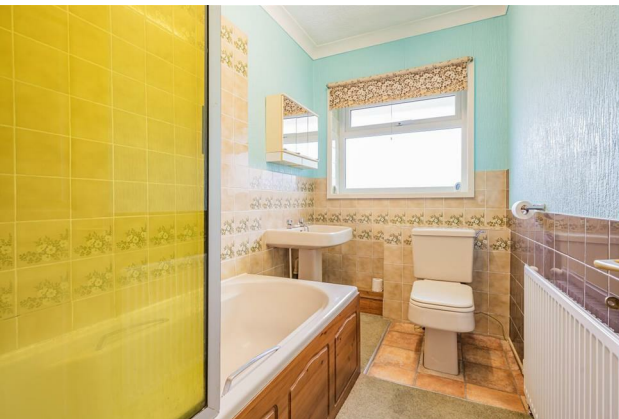
Property Images



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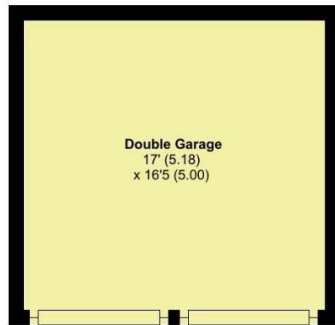
## Stirling Crescent, Horsforth, Leeds, LS18

Approximate Area = 849 sq ft / 78.8 sq m

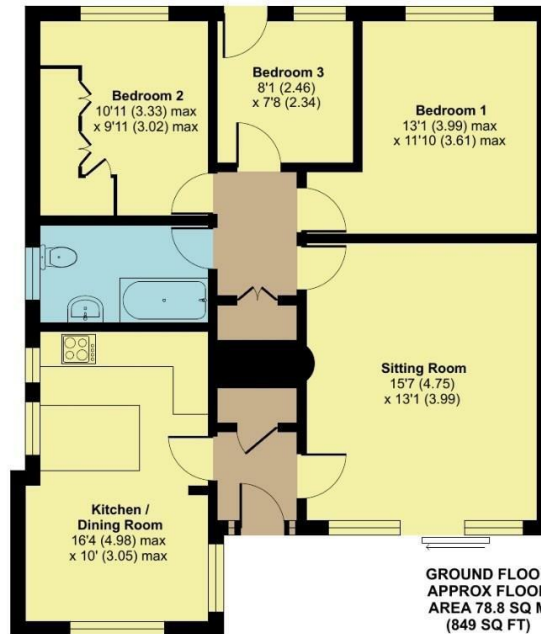
Garage = 278 sq ft / 25.8 sq m

Total = 1127 sq ft / 104.6 sq m

For identification only - Not to scale



**GARAGE**  
APPROX FLOOR  
AREA 25.8 SQ M  
(278 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 78.8 SQ M  
(849 SQ FT)

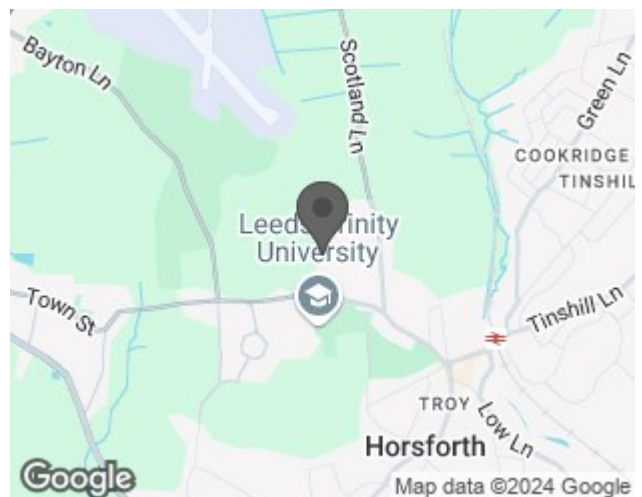


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrhcom 2024. Produced for Hunters Property Group. REF: 1148830

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Map



### Details

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

## Summary

We are delighted to present a rare opportunity to market this Chain Free, three-bedroom detached bungalow located on a desirable cul-de-sac in Horsforth. This property offers immense potential for extension and development, making it an ideal project for those looking to modernise and customise their home.

### Key Features:

- The property is offered Chain Free, simplifying the purchasing process.
- While the bungalow requires full modernisation, it provides a blank canvas for you to create your dream home.
- There is ample opportunity to extend or further develop the property as per your needs.
- Kitchen/Diner featuring a breakfast bar area and access to the side of the property, perfect for family meals and entertaining.
- A spacious lounge area with patio doors that lead to the front garden, allowing plenty of natural light to fill the room.
- All three bedrooms are of good size and situated at the rear of the property, with one offering direct access to the garden.
- Three piece house bathroom
- Ample off-street parking is provided by the driveway, which leads to a double garage.
- The front and rear gardens are mainly laid to lawn. The rear garden is particularly private, bordered by a woodland area.

This property represents a superb opportunity for those wishing to bring their vision to life.

To truly appreciate the potential this property holds, book your viewing today!

## Features

- CHAIN FREE • DETACHED THREE BEDROOM BUNGALOW • SUPERB OPPORTUNITY TO DEVELOP IF REQUIRED AND SUBJECT TO PLANNING PERMISSION • FULL MODERNISATION REQUIRED • POPULAR CUL DE SAC LOCATION • DRIVEWAY AND DOUBLE GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- D