

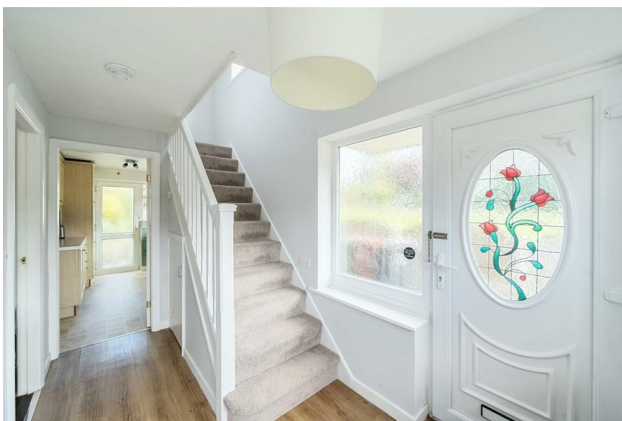
# HUNTERS®

HERE TO GET *you* THERE

Hall Park Avenue, Horsforth, LS18

Guide Price £325,000

Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



## Floorplan



### Hall Park Avenue, Horsforth, Leeds, LS18

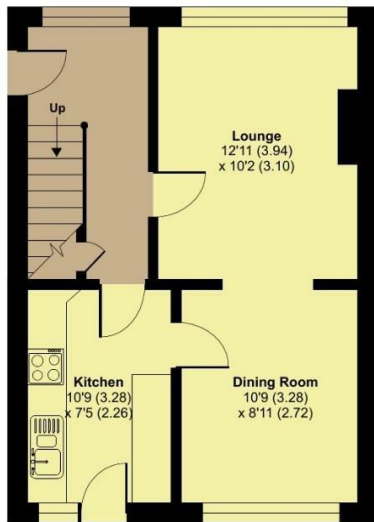
Approximate Area = 809 sq ft / 75.1 sq m

Limited Use Area(s) = 3 sq ft / 0.3 sq m

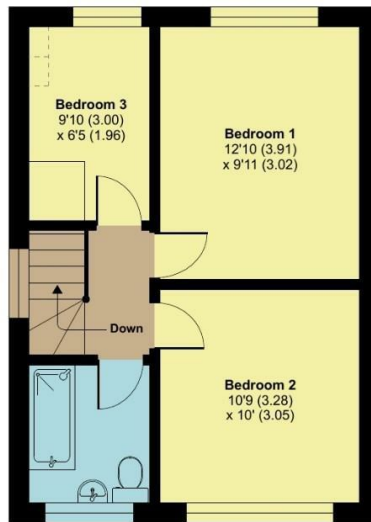
Garage = 151 sq ft / 14 sq m

Total = 963 sq ft / 89.4 sq m

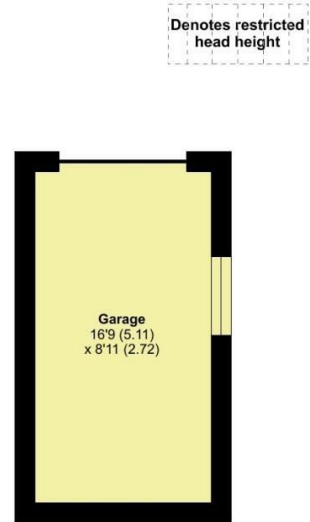
For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 37.7 SQ M  
(406 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 37.4 SQ M  
(403 SQ FT)



**GARAGE**  
APPROX FLOOR  
AREA 14 SQ M  
(151 SQ FT)

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hunters Property Group. REF: 1179436

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>57</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

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

## Summary

Hall Park Avenue, located in the heart of Horsforth, offers a superb three-bedroom semi-detached home, perfect for families and professionals alike. With all the amenities of Horsforth just a stone's throw away, excellent commuting links, and access to reputable schools and nurseries, this property is ideally situated for a range of buyers. THIS PROPERTY IS CHAIN FREE.

### Key Features:

- Beautifully Modernised Home: Lovingly updated by the current owners, this home combines modern touches with a welcoming atmosphere.
- Spacious Hallway: The entrance to the property is through a spacious and welcoming hallway, setting the tone for the rest of the home.
- Open-Plan Lounge/Dining Room: The modern through lounge and dining room is designed for a social lifestyle, featuring a large picture window and a fireplace. The dining area provides delightful views of the rear garden.
- Separate Kitchen: A well-appointed kitchen with direct access to the rear garden, perfect for indoor-outdoor living and entertaining.
- Three Good-Sized Bedrooms: Upstairs, you'll find three generously-sized bedrooms, with the front-facing rooms offering lovely views.
- Sleek Modern Bathroom: A contemporary bathroom complete with a shower over the bath.
- Front Garden and Driveway: The property boasts a lawned front garden with shrubs and borders, alongside a driveway that provides off-street parking and access to a garage.
- Private Rear Garden: The rear garden features a patio area, lawn, and hedge boundaries, offering privacy and a perfect space for relaxation or entertaining.

All amenities and Horsforth Hall Park are within easy reach, making this home ideal for families, professionals, and retirees alike.

This superbly modernised three-bedroom semi-detached home in central Horsforth is a must-see! Contact our team today to arrange your viewing and experience all this property has to offer.

## Features

- THREE BEDROOM SEMI-DETACHED • MODERNISED AND MOVE IN READY • THROUGH LOUNGE / DINER • SLEEK MODERN BATHROOM • POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION • CHAIN FREE • DRIVEWAY AND GARAGE • COUNCIL TAX BAND:- C • EPC:D