

# HUNTERS®

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**AIREDALE DRIVE, HORSFORTH, LS18**

**Guide Price £460,000**

Property Images





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## Property Images



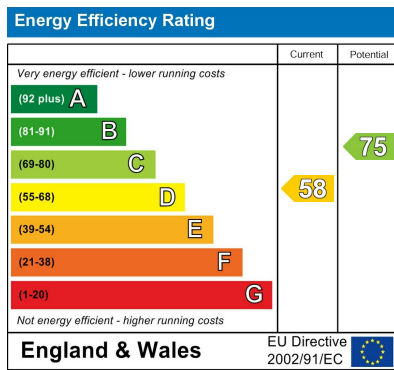
## Floorplan

### Airedale Drive, Horsforth, Leeds, LS18

Approximate Area = 937 sq ft / 87 sq m  
 Outbuilding = 157 sq ft / 14.5 sq m  
 Total = 1094 sq ft / 101.5 sq m  
 For identification only - Not to scale



## EPC



## Map



## Details

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

## Summary

An elegant traditional family home in the heart of Horsforth – Brimming with potential to extend, modernise, and create your dream space!

This wonderful three-bedroom property is the perfect opportunity for a family looking to make a delightful home in the heart of Horsforth. With a prime location offering convenient access to both Horsforth Town Street and the scenic Hall Park, this home truly provides the best of both worlds. Whether you're in the mood to socialise at one of Town Street's charming coffee shops or boutique restaurants, or you'd prefer to escape the hustle and bustle by unwinding in the expansive green spaces of Hall Park, this home offers something for everyone. If you're feeling more adventurous, you can easily explore the nearby River Aire and Leeds-Liverpool Canal, ideal for walking, running, or cycling all the way into Leeds city centre.

The property itself is a traditional family home, there's three well-proportioned bedrooms, two spacious reception rooms, a kitchen, and a modern family bathroom. The layout is versatile and lends itself to comfortable family living, with the room dimensions clearly detailed in the accompanying professional floor plan. Outside, the home benefits from a driveway for convenient off-street parking.

One of the standout features of this property is the wonderful garden space, which is designed to provide something for everyone. Split into two distinct areas, the garden is lined with mature hedges and shrubs, offering privacy and a sense of tranquillity. The patio area is perfect for al fresco dining, while the shed and decked terrace to the rear offer a functional outdoor space for storage or entertaining.

For those with a creative vision, this home offers significant potential to modernise and personalise the interior to your taste. Additionally, there's an exciting opportunity to add substantial value through extending or developing, subject to the relevant planning permissions.

With its enviable Horsforth address and so much to offer, this splendid home won't be on the market for long. Don't delay your viewing – make this fantastic property your new family home before it's too late!

## Features

• THREE BEDROOMS • TWO RECEPTION ROOMS • DRIVEWAY AND SIZEABLE GARDEN • POTENTIAL TO EXTEND • CLOSE TO HORSFORTH HALL PARK AND TOWN STREET • PRIME HORSFORTH LOCATION • EPC D • COUNCIL TAX BAND:- D