

# HUNTERS®

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**Troy Mill Cottage Troy Road, Horsforth, LS18 5NQ**

**Guide Price £850,000**

**Property Images**





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## Property Images





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## Property Images





## Troy Road, Horsforth, Leeds, LS18

Approximate Area = 2380 sq ft / 221.1 sq m

For identification only - Not to scale



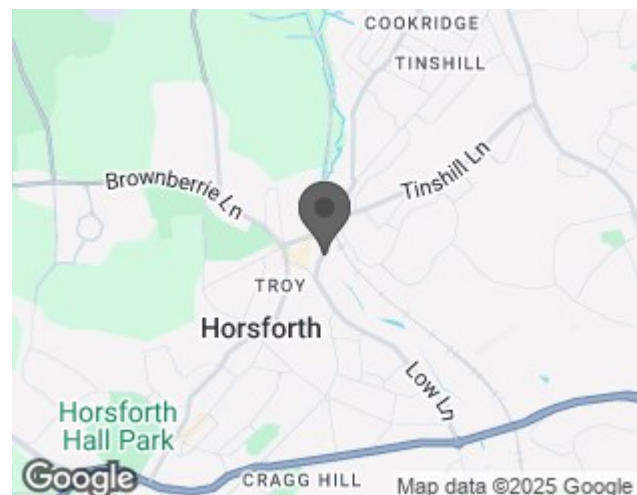
Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrhcom 2024. Produced for Hunters Property Group. REF: 1096891

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 - Detached Beds: 4 Bathrooms: 3 Receptions: 3  
Tenure: Freehold

The property benefits from its proximity to popular school catchments, Horsforth Train Station, and local bus and commute links to the city, making it an ideal choice for families and professionals alike.

### Key Features:

- The property has been meticulously modernised throughout, offering contemporary living spaces.
- Ideal for families or those working from home, the house boasts plenty of living space to accommodate various needs.
- The property has a cellar for additional storage space.
- Versatile Study / Playroom offering space for work, study, or leisure activities.
- A contemporary open plan kitchen with an island seamlessly integrates with the living area, providing a perfect spot for entertaining. Access to a large balcony enhances the experience.
- A separate living room featuring a log burner adds warmth and character to the home.
- There are four double bedrooms, including a master bedroom with picturesque windows offering stunning views, an en-suite bathroom, and a walk-in wardrobe. The second bedroom also boasts an en-suite and balcony access.
- A sleek and stylish four-piece family bathroom with a freestanding bath adds a touch of luxury.
- Driveway offering plenty of off street parking
- Externally, the property offers a wonderful tranquil outlook with woodland, a beck, lawn, and a balcony for outdoor entertaining or relaxation

This rare gem of a property offers a unique opportunity to experience the space and uniqueness of a stunning home. Viewing is essential to fully appreciate all that this exceptional property has to offer.

### Features

• UNIQUE DETACHED HOME • FOUR DOUBLE BEDROOM • PLENTY OF LIVING SPACE • ROOMS WITH A VIEW • TRANQUIL WOODLAND / BECK LOCATION • OPEN PLAN KITCHEN / DINER WITH BALCONY ACCESS • EPC RATING:- C • COUNCIL TAX BAND:- C