

# HUNTERS®

HERE TO GET *you* THERE

**Newlay Wood Drive, Horsforth, LS18**

**Guide Price £450,000**

**Property Images**





# HUNTERS®

HERE TO GET *you* THERE

## Property Images





# HUNTERS®

HERE TO GET *you* THERE

## Property Images



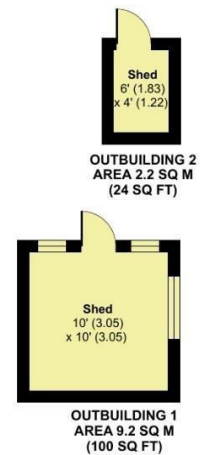
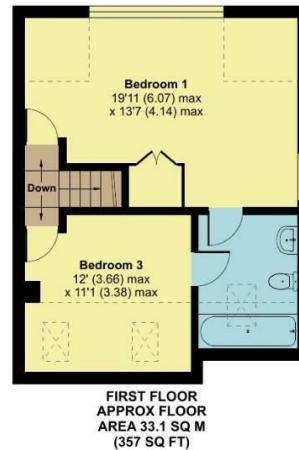
# HUNTERS®

HERE TO GET *you* THERE

## Newlay Wood Drive, Horsforth, Leeds, LS18

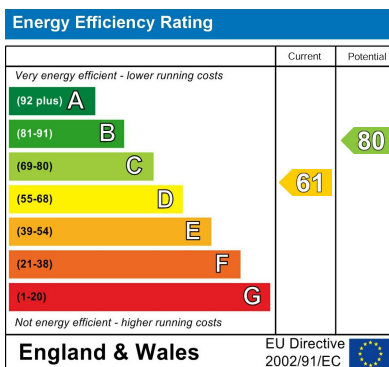
Approximate Area = 1476 sq ft / 137.1 sq m  
 Limited Use Area(s) = 132 sq ft / 12.2 sq m  
 Outbuildings = 124 sq ft / 11.5 sq m  
 Total = 1732 sq ft / 160.8 sq m  
 For identification only - Not to scale

Denotes restricted  
head height

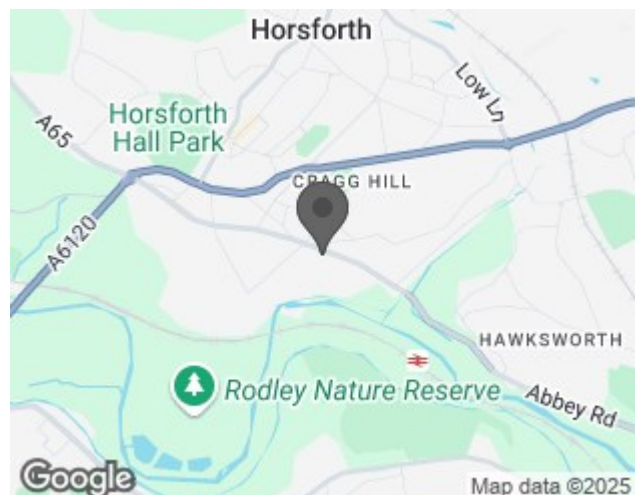


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1210094

## EPC



## Map



## Details

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

## Summary

Nestled in a sought-after area of Horsforth, Newlay Wood Drive presents a beautifully modernised three-bedroom dormer bungalow. Lovingly updated by the current owners, this home offers spacious, thoughtfully designed interiors with close proximity to New Road Side amenities and excellent local schools.

### Key Features:

- **Warm & Inviting Entrance:** Step into a welcoming hallway featuring a convenient WC, a handy utility room, and a large storage cupboard—ideal for coats, shoes, and bags.
- **Spacious Living Area:** The "L" shaped living room is a true highlight, complete with a cosy gas fire and a picture-frame window that captures breathtaking valley views. This space also offers a store cupboard for added functionality.
- **Modern Kitchen & Dining Space:** The stylish modern kitchen/diner includes a breakfast bar and opens seamlessly into the conservatory, creating a spacious, social hub with direct access to the rear garden.
- **Master Bedroom Retreat:** Located on the ground floor, the master bedroom boasts a vaulted ceiling, double doors to the rear garden, and a luxurious modern en-suite bathroom for added comfort.
- **Upstairs Bedrooms:** The upper level includes two generous double bedrooms, one of which also features a charming vaulted ceiling.

### Outdoor Space:

- **Front Garden & Ample Parking:** The property benefits from a long driveway with plenty of off-street parking, bordered by a lovely lawn garden with a hedge boundary—offering an ideal space for family activities and relaxation.
- **Low-Maintenance Rear Garden:** The rear garden features two-tiered paving and decking, complete with shed storage for convenience.

This exceptional home offers versatile living space suitable for upsizers, downsizers, or first-time buyers. The layout and space are deceptively generous and truly need to be seen to be appreciated. Call our team today to book your viewing!

## Features

- SEMI-DETACHED DORMER BUNGALOW • THREE BEDROOMS - MASTER EN-SUITE • MODERN OPEN PLAN KITCHEN / DINER • MODERNISED THROUGHOUT • UTILITY ROOM • POPULAR LOCATION • STUNNING VIEWS • COUNCIL TAX BAND:- D • EPC RATING:- D