

HUNTERS®

HERE TO GET *you* THERE

Hunger Hills Drive, Horsforth, LS18

Guide Price £360,000

Property Images



Property Images



HUNTERS[®]

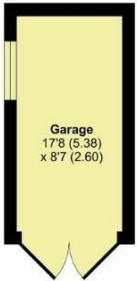
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Property Images



Hunger Hills Drive, Horsforth, Leeds, LS18

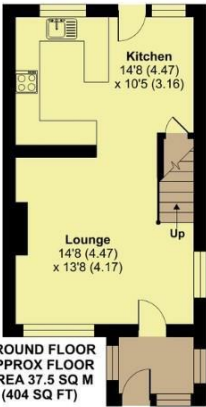
Approximate Area = 773 sq ft / 71.8 sq m
Garage = 153 sq ft / 14.2 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 939 sq ft / 87.2 sq m
For identification only - Not to scale



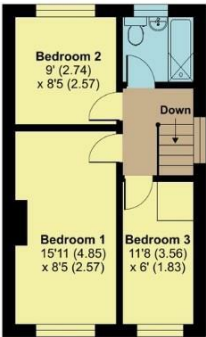
GARAGE
APPROX FLOOR
AREA 14.2 SQ M
(153 SQ FT)



OUTBUILDING
APPROX FLOOR
AREA 1.2 SQ M
(13 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 37.5 SQ M
(404 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 34.3 SQ M
(369 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Heldwem 2025. Produced for Hunters Property Group. REF: 1225046

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

Hunger Hills Drive, Horsforth is a delightful three-bedroom semi-detached home, perfectly situated in the heart of Horsforth. Close to local amenities, Hall Park, and highly regarded nurseries and schools, this property is an excellent choice for young families and first-time buyers.

Property Features:

- Neutral and Modern Throughout: A home that is ready to move into yet offers the potential for you to make it your own.
- Entrance Porch: A practical space for shoe storage, coats, and more.
- Open Plan Living Room: Featuring a large picture window that fills the space with natural light, a charming feature fireplace, and an open staircase.
- Kitchen/Diner: Shaker-style kitchen with ample storage and a social layout ideal for entertaining. Having access to the rear garden, complemented by a convenient pantry store.
- Three Spacious Bedrooms: All well-proportioned and versatile.
- Modern Bathroom: Includes a shower over the bath and a handy storage cupboard.
- Outdoor Space:
 - o Front Garden & Driveway: Low-maintenance with gated side access for additional secure parking.
 - o Converted Garage: Currently used as a bar/den area, offering a fantastic bonus space.
 - o Rear Garden: Designed for minimal upkeep, featuring a patio and composite decking with sub-lighting, perfect for entertaining family and friends.

Located in the highly sought-after area of Horsforth, this home offers a blend of convenience, style, and practicality. With its welcoming feel and modern touches, it's a superb choice for buyers looking to settle in this vibrant community. Don't miss out – call now to book your viewing today!

Features

- FANTASTIC THREE BED SEMI-DETACHED • CLOSE TO HALL PARK • EXCELLENT SCHOOL CATCHMENT AREA • OPEN PLAN CONTEMPORARY LIVING • OFF STREET PARKING • CONVERTED GARAGE BAR / DEN • LOW MAINTENANCE REAR GARDEN WITH COMPOSITE DECKING • COUNCIL TAX BAND:- D • EPC RATING:- D