

# HUNTERS®

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**Hunger Hills Drive, Horsforth, LS18**

**Guide Price £385,000**

**Property Images**





## Property Images



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Property Images

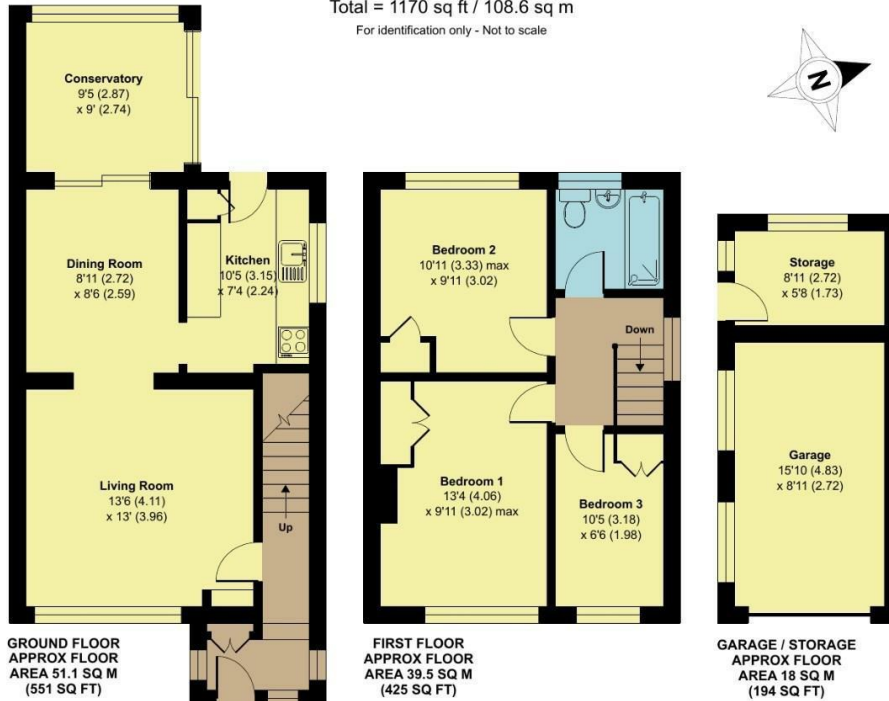
## Hunger Hills Drive, Horsforth, Leeds, LS18

Approximate Area = 1119 sq ft / 103.9 sq m (includes garage)

Storage = 51 sq ft / 4.7 sq m

Total = 1170 sq ft / 108.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1255178

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Map



### Details

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

## Summary

A much-loved and beautifully maintained three-bedroom semi-detached family home, situated in a highly sought-after location. Ideally positioned close to nurseries, excellent schools, and the fantastic amenities of Horsforth Town Street. Hall Park is also just a short stroll away, perfect for leisurely walks and outdoor activities.

### Key Features:

- **Move-In Ready with Endless Potential** - This home is immaculately maintained, offering a warm and inviting feel from the moment you step inside. While it's ready to move into, there's still plenty of scope to personalise and make it truly your own. The property boasts a wonderful natural flow, with bright and airy spaces that enhance the overall charm and functionality of the home.
- **Extended Porch & Welcoming Hallway** - The extended porch provides a practical and stylish entrance, offering plenty of space for shoes, coats, and everyday essentials.
- **Spacious Lounge & Dining Area** - A fantastic open-plan lounge through to dining area, flooded with natural light thanks to a large front window and rear patio doors. Enjoy the charm of a log burner with the ease of gas – a stunning feature that brings warmth and cosiness, perfect for relaxing on winter evenings.
- **Kitchen** - The separate kitchen offers a great layout, featuring ample worktop space, plenty of cupboards for storage. A rear door leads directly to the garden, providing convenient access for summer BBQs or al fresco dining.
- **Bright & Versatile Conservatory** - Overlooking the stunning rear garden, the conservatory provides a tranquil retreat that can be used as a second sitting room, playroom, or even a home office. It's the perfect spot to enjoy a morning coffee.
- **Three Well-Proportioned Bedrooms** - Each bedroom is thoughtfully designed to maximise space and comfort:
  - o **Master Bedroom** – Featuring beautiful fitted triple wardrobes, offering fantastic storage without compromising on space.
  - o **Second Bedroom** – A generous double room with built-in storage, overlooking the rear garden.
  - o **Third Bedroom** – A great-sized single room with its own storage, perfect as a child's bedroom, nursery.
- **Neutral & Modern House Bathroom** - The family bathroom is in neutral tones, featuring a bath with an overhead shower, sink, WC and radiator towel rail. A fresh and bright space.
- **Front Garden & Spacious Driveway** - The attractive front garden is well-maintained, while the large driveway provides ample off-street parking for multiple vehicles. The driveway leads to the garage, which benefits from power—ideal for storage or a workshop.
- **Stunning South-Facing Rear Garden** - A true highlight of the home, the beautifully landscaped, south-facing garden is a private haven. Featuring a circular patio for outdoor dining, a lush lawn, and charming flowerbed borders, this fully enclosed space is perfect for summer gatherings, gardening enthusiasts, and a safe area for children to play.
- **Extra Storage / Potential Home Office Space** - At the rear of the garage, an additional storage room provides excellent versatility. Whether you need extra space for household essentials, a home office, gym, or craft room, this space offers endless possibilities.

A fantastic family home that ticks all the boxes – don't miss out! Book your viewing today!

## Features

- SEMI DETACHED • THREE BEDROOMS • SOUGHT AFTER HORSFORTH LOCATION • MOVE IN READY • CONSERVATORY • BEAUTIFUL REAR GARDEN • DRIVEWAY AND GARAGE PLUS OUTSIDE STORE • COUNCIL TAX BAND:- C • EPC RATING:- C