

# HUNTERS®

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**Outwood Lane, Horsforth, LS18**

**Guide Price £425,000**

**Property Images**



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## Property Images



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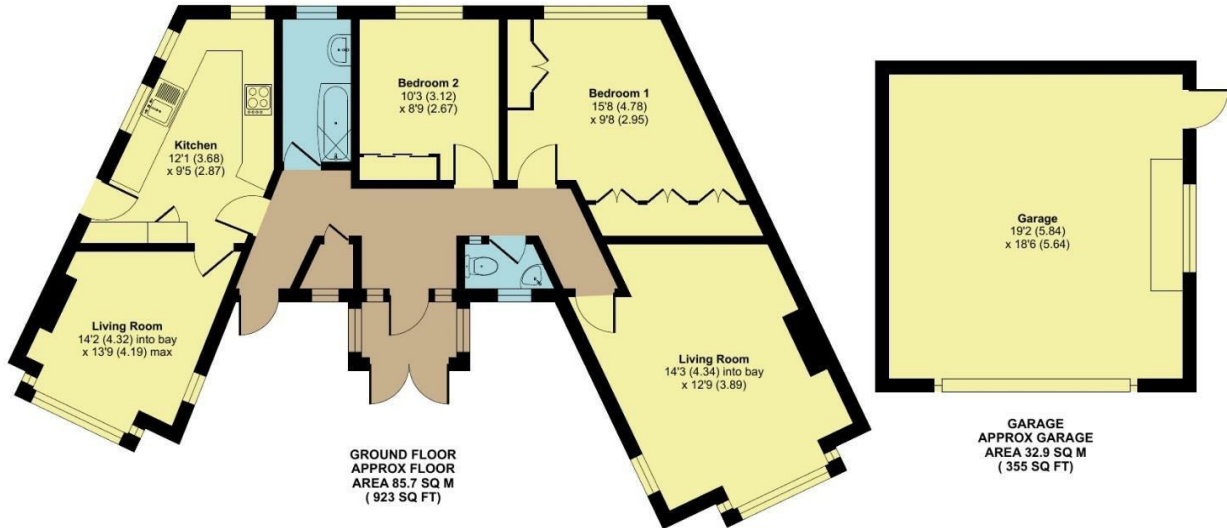
## Outwood Lane, Horsforth, Leeds, LS1

Approximate Area = 923 sq ft / 85.7 sq m

Garage = 355 sq ft / 32.9 sq m

Total = 1278 sq ft / 118.6 sq m

For identification only - Not to scale

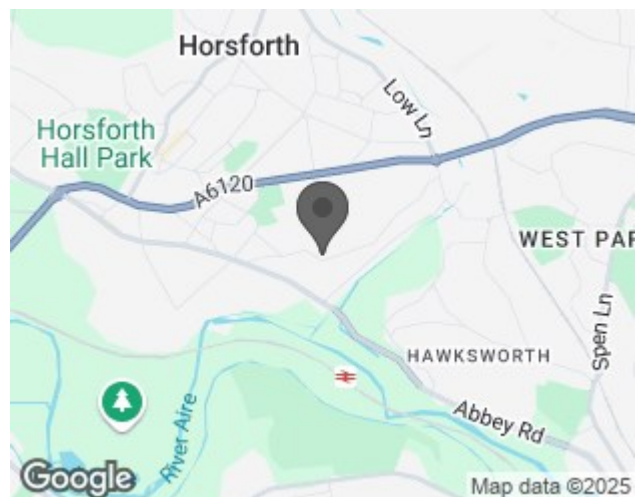


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1293327

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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: Bungalow - Detached Beds: 2 Bathrooms: 2 Receptions: 3 Tenure: Freehold

## Summary

Welcome to Outwood Lane, Horsforth is a much loved two bedroom detached bungalow on the ever desirable Outwood Lane, a quiet and picturesque setting within easy reach of Horsforth's amenities and Kirkstall Forge Train Station. Offered chain free, this charming home boasts superb curb appeal, sits on a generous plot, and presents endless potential for renovation, extension, or loft conversion (subject to planning permission).

### Key Features:

- Detached bungalow with attractive crescent-shaped frontage and standout curb appeal
- Spacious vestibule and hallway with guest WC and two storage cupboards
- Well-proportioned living room with bay window overlooking the front garden and feature fireplace (gas capped)
- Bright and welcoming breakfast/dining room with bay window, fireplace (gas capped), and built-in alcove shelving
- Kitchen with plenty of storage and workspace, pantry, side door access, and views over the rear garden
- Two generous double bedrooms, both with fitted wardrobes and rear garden views
- Family bathroom with bath and shower over, WC and basin

### External Highlights:

- Crescent-shaped plot with gated horseshoe driveway offering two entrances
- Substantial front garden, fully enclosed with lawn and mature hedge for privacy
- Long driveway down the side of the property leading to a double garage with power and water
- Enclosed rear garden with lawn, hedge and fence boundary, summer house, and concrete shed

This is a rare opportunity to purchase a home with both charm and exceptional potential. Whether you're looking to modernise or extend, this property offers flexibility to suit a variety of buyers.

Book your viewing today to see everything this much-loved home has to offer.

## Features

- CHAIN FREE • UNIQUE DETACHED BUNGALOW • TWO BEDROOMS • POTENTIAL TO EXTEND (subject to planning permission) • LARGE PLOT • HORSESHOE DRIVEWAY • DOUBLE GARAGE • EPC RATING:- D • COUNCIL TAX BAND:- D