

# HUNTERS®

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**St Margarets Road, Horsforth, LS18**

**Guide Price £525,000**

**Property Images**





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## St. Margarets Road, Horsforth, Leeds, LS18

Approximate Area = 1282 sq ft / 119.1 sq m

Garage = 85 sq ft / 7.8 sq m

Total = 1376 sq ft / 126.9 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: 1298081

### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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

### St Margarets Road, Horsforth – Immaculate Three Bedroom Extended Semi-Detached Home

Located on one of Horsforth's most sought-after streets, St Margarets Road is a beautifully extended and fully renovated three-bedroom semi-detached home. Perfectly positioned for families and professionals alike, this stunning residence is just a short stroll from Horsforth train station, outstanding schools and nurseries, playing fields, and the area's vibrant coffee shops, bars, and restaurants.

Lovingly updated by the current owners, this move-in-ready home has been taken back to brick and thoughtfully reimagined with no detail overlooked. From new windows and doors, full re-plastering and re-wiring, to a brand new boiler – it's all been done. Planning permission is also in place for a loft conversion, offering future potential to expand even further.

#### Key Features:

- Extended and Renovated to a High Standard – Every inch of this home has been upgraded with care and quality.
- Welcoming Entrance Hallway – Sets the tone for the stylish interior throughout.
- Bay-Fronted Living Room – With fitted blinds and a cosy yet modern feel.
- Spectacular Open Plan Kitchen/Diner – The heart of the home, boasting modern shaker-style units, quartz worktops, a central island with storage, integral appliances (including induction hob, and double oven), a defined dining space, and a snug with built-in storage and a charming log burner. Patio doors lead directly to the rear garden – ideal for entertaining.
- Utility Room – Featuring skylights, sink, storage, boiler, access to the garage, separate WC with motion-sensor lighting, and an additional rear entrance.
- Three Generous Bedrooms – Including a bay-fronted main bedroom and a rear-facing bedroom overlooking the garden benefits from fitted blinds.
- Luxury Four-Piece Bathroom – Featuring a shaped double-ended bath, walk-in shower, vanity sink unit, towel rail, and premium fixtures.

#### External Features:

- Block-Paved Driveway – With an electric car charging point and access to the garage, which has a vaulted ceiling for added storage potential and internal house access.
- Rear Garden – A safe, enclosed space ideal for families, featuring an Indian stone patio, lawn, mature flower and shrub borders, log store, and fencing for privacy.

This is a truly exceptional home with a considered layout and high-specification finishes throughout. Simply unpack and settle in – your perfect Horsforth home awaits.

## Features

- EXTENDED SEMI DETACHED • THREE BEDROOMS • OPEN PLAN KITCHEN / DINER / SNUG WITH LOG BURNER • FULLY RENOVATED THROUGHOUT • UTILITY ROOM & SEPARATE DOWNSTAIRS WC • SOUGHT AFTER LOCATION • DRIVEWAY & GARAGE • EPC RATING:-C • COUNCIL TAX BAND:- D